



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE
(213) 974-1930
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901

RICHARD D. WEISS
Acting County Counsel

August 19, 2014

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Agenda No. 8
06/24/14

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration #13 OF AUGUST 19, 2014
500 West Temple Street
Los Angeles, California 90012

Sachi A. Hamai
SACHI A. HAMAI

Re: **PROJECT NUMBER TR071735-(3) EXECUTIVE OFFICER
CONDITIONAL USE PERMIT NUMBER 2011-00122-(3)
PARKING PERMIT NUMBER 2011-00005-(3)
THIRD SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced project to authorize the development and operation of a sports-oriented educational retreat and meeting facility on an approximate 650-acre site, which includes the remodel of an 18-hole golf course and the development of a number of related facilities and structures located at 901 Encinal Canyon Road within the Malibu Zoned District, applied for by Malibu Institute, LLC. At the completion of the hearing you indicated an intent to approve the project. Enclosed are findings and conditions for your consideration.

Very truly yours,

RICHARD D. WEISS
Acting County Counsel

By

Elaine M. Lemke
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

Thomas J. Faughnan
THOMAS J. FAUGHNAN
Senior Assistant County Counsel

EML:vn

Enclosures

c: William T Fujioka, Chief Executive Officer
Sachi A. Hamai, Executive Officer, Board of Supervisors

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NUMBER TR071735-(3)
CONDITIONAL USE PERMIT NUMBER 2011-00122-(3)
PARKING PERMIT NUMBER 2011-00005-(3)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 2011-00122-(3) ("CUP") and Parking Permit No. 2011-00005-(3) ("Parking Permit") collectively the ("Project Permits") on June 24, 2013. The Project Permits were heard concurrently with Vesting Tentative Tract Map No. TR071735-(3) ("Vesting Map"). The County Regional Planning Commission ("Commission") previously held a duly-noticed public hearing on the Project Permits and Vesting Map (collectively the "Project") on April 30, 2013.
2. The permittee, Malibu Institute, LLC ("permittee"), requests the Project Permits and Vesting Map to authorize development of a sports-oriented education retreat and meeting facility in conjunction with remodeling an 18-hole golf course on an approximate 650-acre property in the unincorporated Santa Monica Mountains in Los Angeles County ("Project site"). Currently operated at the site is the Malibu Golf Club. In addition to remodeling the golf course, the Project will include the development of a 48,164-square-foot building ("Conference Center") consisting of educational and meeting facilities. Visitor-serving overnight accommodations will also be built to facilitate multi-day programs that may be held on-site. The overnight accommodations will consist of 40 bungalow units in 37 individual structures, with four bedrooms per unit, for a total of 160 bedrooms. Thirty-three of the structures will be two stories, and four of the structures will be a single story. Floor areas in these units will range from 2,610 square feet to 5,310 square feet. Other facilities that will be developed include a 30,147-square-foot clubhouse with dining and lounge facilities, a fitness and wellness center, and an outdoor swimming pool with a poolside shower and changing room. The Project will also provide a 12,104-square-foot building containing a golf pro-shop, eight indoor computerized driving range bays, and a grill/snack shop. Support facilities necessary for maintenance of the Project will be developed, including a 10,500-square-foot maintenance building, a 9,162-square-foot golf cart storage barn, a 4,623-square-foot warehouse, and a 120-square-foot security/information building. The site's existing 875-square-foot caretaker's residence will be retained on-site. Four hundred-and-fifty of the Project site's 650 acres will be dedicated as open space and the caretaker's residence will be relocated to this open space.
3. The CUP is requested to authorize and regulate the sports-oriented retreat/meeting facilities described in Finding No. 2 above. The CUP will also authorize: (a) the continued sale of alcoholic beverages for on-site consumption; (b) on-site accessory live entertainment in the clubhouse and retreat/meeting facility; (c) on-site grading of 120,000 cubic yards of cut and 120,000 cubic yards of fill that will be balanced on-site; (d) the relocation of an existing helipad in the

R-R zone for emergency use by the Los Angeles County Fire Department ("Fire Department"); and (e) the continued use of the caretaker's residence in the R-R Zone, and the removal of a hunting lodge. The requested CUP will replace CUP No. 98-059-(3).

4. The Parking Permit is requested to authorize shared parking over two lots to provide the required number of parking spaces under the Los Angeles County Code ("County Code") for the permittee's proposed uses. Three hundred and seventy-seven spaces are required for this Project under the County Code, and 387 parking spaces will be provided.
5. The Vesting Map is a related request to create seven lots on the Project site's approximate 650 acres by consolidating 29 existing lots. Two lots will accommodate the remodeled golf course and the structures and development associated with the Project. Five lots will consist of open space with more than 450 acres and the existing caretaker's residence. No development will be allowed on the open space lots.
6. The Project site is located at 901 Encinal Canyon Road within the Malibu Zoned District. The majority of the Project site is located within the Santa Monica Mountains Coastal Zone ("Coastal Zone") and the remainder, north of Mulholland Highway, is located in the Santa Monica Mountains North Area. The Project site is generally located north of the City of Malibu and south of the cities of Agoura Hills, Calabasas, Thousand Oaks, and Westlake Village. The Project site is bound by Encinal Canyon Road on the south. Mulholland Highway runs along and through the site's southwestern border, crosses the northern portion of the property, and then borders an eastern portion of the property. Westlake Boulevard is at the northern most point of the Project site and runs along the northwest border where it meets Mulholland Highway. The portion of the Project site that will be developed is located within the Coastal Zone and the Project will require a Coastal Development Permit prior to any development of the site.
7. The Project site is an irregularly shaped assemblage of 29 existing parcels. Outside of the existing disturbed area, the topography of the site is varied, depicting valleys, steep slopes, and ridgelines.
8. The Project site includes various zones, including A-1-1 (Light Agriculture-One-Acre Minimum Lot Size), RPD-5-0.2U-DP (Residential Planned Development-Five Acre Minimum Lot Size-0.2 Dwelling Units Per Acre – Development Program), R-R-1 (Resort and Recreation-One-Acre Minimum Lot Size), and A-1-20 (Light Agriculture-20-Acre Minimum Lot Size).
9. The surrounding properties are zoned as follows:

North:	North: A-1-5 (Light Agriculture-Five-Acre Minimum Lot Size), A-1-10 (Light Agriculture-10-Acre Minimum Lot Size), and A-1-20;
South:	A-1-1;

East: A-1-1, A-1-5, RPD-1-1UDP (Residential Planned Development-
One-Acre Minimum Lot Size-One Dwelling Unit Per Acre –
Development Program), and O-S (Open Space); and
West: A-1-1, A-1-10, and A-1-20.

10. The Project site is currently developed with the Malibu Golf Club, which includes an 18-hole golf course, a clubhouse, a maintenance building, a storage building, an unpaved and graded helipad, and a water-storage tank. It also includes a caretaker's residence and an abandoned residence in the northern portion of the Project site.
11. The surrounding land uses include:
 - North: Vacant land and scattered single-family residences, some with equestrian facilities;
 - South: Vacant land and recreation trails;
 - East: Vacant land, scattered single-family residences, including some with equestrian facilities; and two County Department of Probation juvenile detention facilities; and
 - West: Vacant land, recreation trails, scattered single-family residences, including some with equestrian facilities, and Fire Camp 13, a facility operated by Fire Department in conjunction with the California Department of Corrections and Rehabilitation.
12. The existing Malibu Golf Club was developed as an appurtenant use to a proposed residential development in 1977. The residential development was never constructed due to litigation that ultimately resulted in a change in the site's density and zoning to A-1-1 and R-R-1. In 1982, the County issued CUP No. 1453 to authorize the use of the golf course on the Project site. The CUP expired on November 11, 1999, and in 1999, the County approved CUP No. 98-059 to authorize the continued operation of the golf course, including the clubhouse, and appurtenant facilities, and three caretaker's residences for a period of 20 years. CUP No. 98-059 expires on November 14, 2019. The existing configuration of the 29 legal lots is the result of three lot line adjustments approved by the County.
13. Exhibit "A," dated January 15, 2014, depicts an approximate 650-acre Project site with seven lots. Lot Nos. 1, 2, 3, 4, and 7 will be dedicated as open space. Lot No. 3 will retain the existing caretaker's unit. Lot No. 6 will be developed with the remodeled golf course. Lot No. 5 will have 224,760 square feet of development containing the Conference Center, the overnight bungalows, the clubhouse, pool, pro shop/driving range bays and grill, an existing water tank, a maintenance building, a golf cart storage barn, a warehouse and a security/information building. Parking is depicted on the Vesting Map as located on one expanded surface parking lot on the western side of the Project, and one resurfaced and screened surface parking lot on the southern side of the Project, containing a total of 387 parking spaces, including eight spaces for disabled

persons. The Vesting Map also depicts several existing structures to be removed from the Project site, including an existing abandoned residence in the northern portion of the Project site, and a number of structures associated with the existing golf course, including restrooms and maintenance and clubhouse facilities. The Project will remove 11,160 square feet of existing structures associated with the golf course and an abandoned hunting lodge.

14. Forty acres of the Project site will be governed by a landscape plan, which will incorporate fuel-modified native hillside paving, enhanced drought-tolerant plantings, turf (non-golf) areas and golf, native hillside and native revegetation areas. The landscape plan includes the removal of 1,590 non-native on-site trees.
15. The Project site is accessible via Encinal Canyon Road on the south and Mulholland Highway on the north and west. Primary access to the Project site will be via an entrance/exit on Encinal Canyon Road. The caretaker's residence will continue to take access from Mulholland Highway.
16. The Project will provide a total of 387 parking spaces, including eight spaces for disabled persons. The parking spaces will be available for guests, visitors, and employees associated with the proposed development, and will be allocated as follows: two parking spaces for the information building; 73 parking spaces for the retreat/meeting facility; one parking space for the cart storage; five parking spaces for the warehouse; 40 parking spaces for the clubhouse; 180 parking spaces for the pro-shop/grill; six parking spaces for the maintenance building; and 80 parking spaces for the bungalow units. Most of the parking spaces will be located on one surface parking lot along the western side of the site's developed area. The remainder of the parking will be located on an existing surface parking lot on the southern end of the site's developed area and along the main driveway through this area. The permittee proposes to implement a shuttle system to provide transportation to the site from nearby airports and educational facilities, thereby reducing the parking needs of those who visit the site. The Parking Permit is required to allow the distribution of the total required parking on two lots within the development.
17. In addition to providing open space, the Project includes features to improve the environment or to make the Project compatible with the surrounding community. The Project site will be provided with potable water from the Las Virgenes Municipal Water District ("LVMWD"). On-site wastewater treatment will be provided through the installation of a new on-site wastewater treatment facility that can produce recycled water suitable for use in irrigation or subsurface infiltration, if such use is authorized by the Los Angeles Regional Water Quality Control Board ("Water Board"). The existing septic systems, with the exception of the system for the existing caretaker's residence near Mulholland Highway, will be closed and abandoned pursuant to a permit issued by the County Department of Public Health ("Public Health"). These Project components will improve water quality in Trancas Creek as well as in downstream sources. The Project also

proposes to replace non-native ornamental landscaping with drought-tolerant native species, and to restore native habitat at ponds on the golf course.

18. The Project proposes to incorporate LEED Platinum design principles, such as green roofs, a moisture sensing irrigation system, solar panels, drought-tolerant landscaping, waste recycling, and develop a transportation system utilizing shuttles and electric vehicles. A "smart" drip irrigation system will also be installed on non-golf course vegetated areas to further reduce the use of potable water. Domestic water supply pressure-reducing valves will be installed to improve water pressure on-site.
19. The Project proposes relocating an existing helipad to a relatively flat, ungraded and more central location of the golf course, which will be approved by the Fire Department and will be provided with a water hydrant for filling firefighting helicopters. Project conditions will limit the use of the helipad to emergency purposes only.
20. The Project proposes to incorporate sustainable and green design in all structures on the site with the goal of achieving LEED Platinum certification (or equivalent) for buildings intended for human occupation. Other environmentally-friendly design features include green roofs on many buildings, the use of color and shade structures to reduce the heat-island effect, the installation of photovoltaic solar panels over shade structures in the expanded surface parking area and on some roof tops to generate much of the Project's energy needs, charging stations for electric vehicles, the use of efficient geothermal heating/ventilation and air conditioning equipment ("HVAC"), the use of drought-tolerant landscaping, and the replacement of more than 185,000 square feet of existing non-pervious parking lots. Pedestrian, bicycle, and cart paths will be developed with pervious material to allow infiltration of stormwater, improvement of water quality, and use of energy efficient appliances and fixtures. Proposed structures will be nestled into slope areas to conform to existing contours of the site. The remodeled golf course will sand-cap the fairways to promote infiltration of stormwater and improve water quality. The Project is anticipated to reduce water use on-site by approximately 32 percent and will retain the last public golf course in the Coastal Zone.
21. The Project will minimize nighttime lighting on-site. The Project will also restore habitats at the existing golf course ponds, which are hydrologically connected to Trancas Creek. The golf course ponds will be temporarily dewatered to eradicate invasive animals and vegetation. Sediment will be removed to improve functional capacity and to remove any toxins such as pesticides and herbicides that may have accumulated in bottom sediments. The ponds will then be refilled and replanted with native vegetation.
22. The Project is subject to the 1986 Malibu Land Use Plan ("1986 LUP"), and was analyzed for consistency with the 1986 LUP. Seventy-five policies in the 1986 LUP were considered for consistency analysis. The County Department of

Regional Planning ("Regional Planning") found the Project to be consistent and supportive of these policies.

23. The Project was analyzed for consistency with the 1986 LUP's allowable land uses. Under the 1986 LUP, the portions of the Project site proposed for development are designated as Rural Land I, Rural Land II, and Rural Land III. These Residential Rural Lands designations are generally low-intensity, rural areas characterized by rolling to steep terrain usually outside established rural communities. Under Policy 271(a)(1) in the 1986 LUP, the principal permitted land use in such areas is large lot residential uses. Subject to a conditional use permit, low-intensity commercial recreational uses, agriculture activities, and lower-cost visitor residential and recreational uses designed for short-term visitor use are also allowed under these land use designations. Short-term visitor uses include hotels, tent camps, recreational vehicle parks, and similar uses. The Project proposes only short-term visitor facilities.
24. The maximum residential densities for the above land use designations are, on average, one dwelling unit per 10 acres in Rural Land I, one dwelling unit per five acres in Rural Land II, and one dwelling unit per two acres in Rural Land III.
25. The part of the Project site that will be dedicated as permanent open space also includes the Mountain Land (M2) land use designation in the 1986 LUP, which designation allows one dwelling unit per 20 acres, on average. The Project will contain less new development than would otherwise be allowed under the maximum residential densities of the 1986 LUP.
26. If residential development were allowed on the lots that will be dedicated as open space, such development would have required large fuel modification buffers and would have significantly impacted sensitive habitat areas and significant ecological resource areas. Clustering new development on 20 previously disturbed acres, approximately three percent of the 650-acre site in the southern portion of the property will allow the Project to provide more than 450 acres of undisturbed native habitat as permanently dedicated open space. Providing such open space is consistent with the goal of the 1986 LUP to "preserve the unique natural resources and fragile environment of the Malibu/Santa Monica Mountains Coastal Zone for the enjoyment of millions of Los Angeles area residents and visitors."
27. The Project's low-intensity nature will be consistent with the Rural Land I, Rural Land II, and Rural Land III designations in the 1986 LUP. Numerous other policies of the 1986 LUP that encourage protection of natural resources and ensure that development is compatible with environmental resources are also supported by the Project's clustering of development and dedication of open space.
28. Other 1986 LUP policies also support the Project. Policy P1 of the 1986 LUP is to "provide recreational opportunities to meet the variety of recreation demands."

The Project will remodel an existing golf course that will remain open to the public, and expand the site's services and facilities available for conference space for educational programs, overnight accommodations, and an expanded clubhouse. The Project site's restaurants, snack bar, driving range, swimming pool, and other amenities will serve the needs of overnight guests on-site, and the public, including hikers and bicycle riders using nearby trails or the proposed Class 3 bicycle lane between Mulholland Highway and Pacific Coast Highway. Accordingly, the Project's proposed facilities will improve recreational opportunities within the Santa Monica Mountains Recreation Area consistent with Policy P1.

29. Policy P74 of the 1986 LUP states: "new development shall be located as close as feasible to existing roadways, services, and existing development to minimize the effects on sensitive environmental resources." Remodeling the existing golf course and developing associated facilities will be undertaken within the footprint of the existing golf course, which is accessed from Encinal Canyon Road, a paved public street. The Project site will be provided with potable water from LVMWD. On-site wastewater treatment will be provided through the installation of a new on-site wastewater treatment facility that can produce recycled water suitable for use in irrigation or subsurface infiltration if such use is authorized by the Water Board. The existing septic systems, with the exception of the system for the existing caretaker's residence near Mulholland Highway, will be closed and abandoned pursuant to a permit issued by Public Health. These Project components will improve water quality in Trancas Creek as well as in downstream sources. The Project proposes to replace non-native ornamental landscaping with drought-tolerant native species, and to restore native habitat at ponds on the golf course. The Project also proposes to incorporate LEED Platinum design principles, such as green roofs, a moisture sensing irrigation system, solar panels, drought-tolerant landscaping, waste recycling, and the development of a transportation system utilizing shuttles and electric vehicles.
30. The Resort-Recreation (R-R) zoning for most of the Project's development area is consistent with the 1986 LUP designation. The R-R zone allows golf courses with clubhouse facilities by right, and hotels, colleges/universities with appurtenant facilities, guest ranches, restaurants, and grading projects, with a conditional use permit. Accordingly, these uses are consistent within the R-R zoning for the property.
31. Permitting development of 224,760 square feet on 20 acres within the larger 650-acre site balances the need for visitor-serving recreational facilities in the Santa Monica Mountains with the need to protect sensitive natural resources. It also allows clustered development in existing disturbed areas in the southern portion of the Project site, adjacent to Encinal Canyon Road, while maintaining the rural nature of the remaining portions of the Project site. These features are consistent with the Land Use Element policies in the 1986 LUP to "enhance recreational opportunities" and "protect the integrity of existing rural communities." The Project will protect the integrity of the existing rural

community by providing buildings simple in form, function, and architectural character, to complement the mountainous character of the surrounding property. Landscaping, including mature oak trees and other native trees, will screen buildings from Encinal Canyon Road and Mulholland Highway. Exterior appearance of the development will be designed to blend with the surrounding environmental and topography with structures developed with consistent design, vegetated roofs, and natural materials.

32. As Finding Nos. 23 through 31 show, the Project is consistent with the 1986 LUP. More than 450 acres of the Project site will be dedicated as permanent open space. The Project will remodel the existing golf course and utilize design features that will provide an environmentally superior golf course. It will also add an educational facility with overnight accommodations to increase visitor access to the Coastal Zone. Development will occur entirely within the area previously disturbed by the existing golf course. Improvements to the remodeled golf course will include: removal of approximately 1,590 non-native trees; sand-capping of the fairways and other measures to promote infiltration of stormwater and improve water quality; installation of photovoltaic panels to generate the majority of the Project's energy needs; and construction of a wastewater treatment system that could generate approximately 40,000 gallons per day for potential use to partially irrigate the golf course. The Project is anticipated to reduce water use on-site by approximately 32 percent and will retain the last public golf course within the Coastal Zone.
33. Based on the foregoing, the Board finds that the Project is consistent with the 1986 LUP. The Board further finds that the Project is consistent with the surrounding area in the unincorporated Santa Monica Mountains.
34. The portion of the Project to be developed and/or remodeled is located in the R-R-1 and A-1-1 zones. The Project complies with development standards of these zones. The remodeled golf course is a permitted use in the R-R-1 zone, and is allowed in the A-1-1-zone with a conditional use permit. The R-R-1 zone also allows with a conditional use permit the Conference Center, the bungalow units, caretaker's residence, restaurant, bar and lounge with the sale of alcohol, accessory live entertainment, the retention of the water tank, and the relocation of the helipad. Also permitted with a conditional use permit in the R-R and A-1 zones are the administration/security building and the caretaker's residence. The maintenance and warehouse buildings, the golf pro shop and golf cart barn are permitted in the R-R-1 zone as appurtenant to the golf course. The permittee is requesting the CUP for all of the conditional uses allowed in these zones.
35. The proposed golf course and retreat/meeting facilities are set within a valley in the center of the Project site and will not be adjacent to any surrounding uses. The Project is designed to blend with the surrounding environment and topography, with consistent design, vegetated roofs, and natural materials. The Project will provide sufficient parking and access to the Project site.

36. The County Subdivision Committee ("Subdivision Committee"), consisting of Regional Planning, the Fire Department, and the County Departments of Public Works (Public Works"), Parks and Recreation ("Parks and Recreation"), and Public Health reviewed the Project, including the maps dated January 15, 2014. Parks and Recreation, in its letter dated February 10, 2014, recommended approval of the Project with no required conditions. Public Works, in its letter dated February 10, 2014, recommended approval of the Project with required conditions regarding Project design, easements, hydrology, geological hazards, grading, drainage, right-of-ways, wastewater, and water. The Fire Department, in its letter dated February 27, 2014, recommended approval of the Project with required conditions related to access, final map markup, fuel modification, identification signage, the on-site water system, hydrants, the on-site helipad, the proposed solar shade structures, proposed vegetated roofs, phasing, and special events. Public Health, in its letter dated February 20, 2014, recommended approval of the Project with required conditions regarding the on-site wastewater treatment system and verification of adequate water supplies to serve the Project.
37. The conditions of the Subdivision Committee are included in the related Vesting Map's conditions of approval.
38. Because the Project is proposing to construct an on-site wastewater treatment system, the Water Board requires that the Project comply with an MS4 permit, issued by the Water Board to the County, which is a requirement of the CUP and the Vesting Map conditions.
39. The permittee is required to obtain a letter from the National Park Service ("Park Service") indicating its willingness to accept the dedication of more than 450 acres of open space prior to any grading for the Project, except minor grading or demolition required by the Park Service as a condition for the Park Service's acceptance of the open space.
40. Pursuant to the California Environmental Quality Act ("CEQA"), Regional Planning, on behalf of the County as lead agency for the Project, conducted an Initial Study for the proposed Project and determined that an environmental impact report ("EIR") was necessary. Regional Planning sent the involved agencies and interested persons a Notice of Preparation and Scoping meeting for the EIR, and conducted a scoping meeting on December 12, 2012 at the Malibu Golf Club to receive input from the public and responsible agencies on potential environmental impacts related to the Project. Written comments regarding the scope of the EIR were accepted through January 21, 2013. During the scoping process, concerns were raised related to the Project regarding geotechnical hazards, water quality, land use, traffic/access issues, water supply, sewage disposal, cultural resources, biological resources, noise, air quality, public services, and the size and use of the Project's facilities.

41. A draft EIR ("DEIR") was prepared and circulated for a 60-day public comment period from December 9, 2013 to February 7, 2014. On January 16, 2014, a hearing examiner hearing was held during the comment period to solicit comments on the DEIR at the Malibu Golf Club. The hearing examiner report and hearing transcript were provided to the Commission prior to its hearing.
42. By the close of the public comment period, 46 written comments regarding the DEIR were submitted from individuals, local governments and agencies. Only one of these written comments expressed concern over the Project, which related to the Project's overall footprint and how it would change the portions of Trancas Creek that had been previously altered and channeled into culverts. Written comments in favor of the Project emphasized its benefits to the community and the environment, including providing overnight accommodations, remodeling a public use golf course in the Santa Monica Mountains National Recreation Area, eradication of on-site invasive animal and plant species, reducing on-site water consumption, and dedicating more than 450 acres of undeveloped land as permanent open space. Other environmental benefits cited in the written comments included the Project's development of LEED Platinum (or equivalent) buildings and the Project's overall sustainability.
43. Prior to the hearing by the Commission on the Project, staff received eight additional letters from members of the public, institutions, and the permittee. Four of those letters expressed concerns over the Project, two expressed support for the Project, and two letters were from the permittee addressing the concerns raised by the public regarding the Project.
44. A final EIR ("FEIR") including the DEIR and a Mitigation Monitoring and Reporting Program ("MMRP") were prepared for the Project pursuant to CEQA (California Public Resources Code section 21000, et seq.). The FEIR found that all potentially significant environmental impacts caused by the Project could be mitigated to a level of less than significant with incorporation of proposed mitigation measures in the MMRP. As a result, no statement of overriding consideration was necessary for approval of the Project.
45. The Commission held its duly-noticed public hearing on the Project on April 30, 2014. Regional Planning staff made a presentation to the Commission regarding the Project, which was followed by public testimony. In response to a question from the Commission, Regional Planning staff advised that the Park Service confirmed in writing its willingness to accept the open space dedication.
46. The Commission heard testimony from 25 individuals, including the permittee. All but one speaker, who represented Local 11 of the Hotel and Food Service Worker's ("Local 11"), testified in favor of the Project.
47. After public testimony, the Commission requested modification to several proposed conditions, and added one condition limiting the number of evening events on-site. The permittee agreed to those modifications, and the modified

conditions, and the new condition, are included in the conditions of approval for the Project. The Commission then closed the public hearing, certified the FEIR, adopted the MMRP, and approved the Project Permits and Vesting Map, subject to the conditions of approval as recommended by staff and modified by the Commission.

48. Pursuant to County Code section 22.60.230, Local 11 appealed the Project Permits and Vesting Map to the Board.
49. The Board held its duly-noticed hearing on the appeal of the Project approvals on June 24, 2014. At the hearing, Regional Planning staff made a brief presentation regarding the Project, outlining its major components and environmental benefits.
50. At the Board hearing, a representative of the permittee gave a short overview of the Project, describing its environmental benefits and sustainability. The representative also explained to the Board the need to upgrade the golf course and to develop it in such a way so that it would become profitable.
51. At the Board hearing, a representative of Local 11 testified against the Project, stating three primary grounds for the opposition: access; compliance; and notice. Related to "access," the representative focused on access to the Project site by individuals of low and moderate income, not physical access to the Property. Related to "compliance," the representative alleged that the Project was non-compliant with the California Coastal Act ("Coastal Act") because of the above "access" issue. Related to "notice," the representative contended that the notice of the Project failed to identify the Project site as a luxury resort and claimed that had it done so, there may have been less support for the Project.
52. Sixteen people testified in favor of the Project. Proponents included students, professors, and representatives of local universities, including Pepperdine University, the University of Southern California, and the University of California Los Angeles. The Malibu Chamber of Commerce testified in support of the Project as did residents living near the Project site, the president of a local homeowners association, and environmental attorneys and advocates. Those in favor of the Project touted its sustainability, its provision of a sports-oriented educational retreat, and its provision of much-needed overnight accommodations in the area. At least one person stated that the Project should be a model for future development due to its environmental benefits. Another person testified that the golf course could provide a fire break from wildfires in the area, helping to slow or prevent the spread of wildfires.
53. After closing the public hearing, the Board indicated its intent to approve the Project and requested that the Project conditions be clarified to prohibit grading for the Project prior to the dedication of the 450 acres of open space to the Park Service except for any demolition or grading required by the Park Service as a condition of the Park Service's acceptance of the open space. Vesting Map conditions include such a requirement.

54. The Board finds that pursuant to the provisions of sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, and property posting.
55. The Board finds that the hours of operation for the various uses on-site should be restricted to minimize the Project's potential impacts to the surrounding area. Project conditions will limit the hours of events at the Conference Center to be from 10:00 a.m. until 12:00 a.m., seven days a week, and from 10:00 a.m. until 2:00 a.m., for special events. The golf course will be permitted to operate between the hours of 6:00 a.m. and dusk, seven days a week. Outdoor events will be permitted to operate between the hours of 10:00 a.m. and 10:00 p.m., seven days a week. All amplified and/or live music on-site will be required to end by sunset. The clubhouse and associated dining and banquet facilities will be permitted to operate: (a) from 6:00 a.m. until 10:00 p.m., seven days a week, for outdoor events and services; (b) from 6:00 a.m. until 12:00 a.m., for indoor events and services; and (c) from 6:00 a.m. until 2:00 a.m., for special events. The on-site swimming pool will be permitted to operate from 6:00 a.m. to 10:00 p.m., seven days a week.
56. The Board finds that the Project conditions control the: (a) maximum number of people allowed at simultaneous on-site scheduled events; (b) number of events per year with over 200 attendees; (c) number of outdoor events per year with over 320 attendees; and (d) number of times an event that begins after 6:00 p.m. may occur per year. The Project conditions will also require the permittee to develop an event management plan to accommodate the needs of events with attendees exceeding 320 people.
57. The Board finds that the Project conditions will ensure that the proposed bungalow units are rented as single units, and will not become long-term rentals or otherwise become residential properties. The permittee will be required to maintain a log of guests in the bungalow units.
58. The Board finds that the Project conditions will require the permittee to continue its affiliation with an institute for higher learning and that the golf course remains accessible to the public. Conditions will also require that: (a) the operator prepare a golf course maintenance plan; (b) tournaments be limited to those sponsored by charitable organizations, educational institutions, government entities, or corporations, where the tournament is not intended to have public spectators; and (c) the golf course not provide seating, viewing galleries, or other structures so as to allow spectators on the golf course at golfing events.
59. The Board finds that the Project conditions will ensure that: (a) to the extent practical, water use for the purpose of irrigating the golf course will be minimized; (b) to the extent possible, the Project will improve the hydrological connection through the golf course between the headwaters of Trancas Creek and the portion of Trancas Creek at the southern end of the subject property, by daylighting portions of currently culverted segments; and (c) approval for the on-

site wastewater treatment plant is granted by the Water Board prior to issuance of any grading permits.

60. The Board finds that the Project site is located at 901 Encinal Canyon Road, which is an improved highway providing east-west access to the area. Regional access to the Project site is available from Encinal Canyon Road via Mulholland Highway off U.S. Highway 101, or via Encinal Canyon Road, Decker Canyon Road, or Kanan Dume Road off Pacific Coast Highway. The Board further finds that existing utility and water service providers and public safety agencies will have the capacity to serve the Project site without any significant burden and without creating deficiencies in service to adjacent residential areas. The Project will include retaining the existing 100,000-gallon water tank to only service the water needs of the Project, and to be used for fire-fighting purposes for the Project site and the surrounding area.
61. The Board finds that Project impacts to the environment and the community are limited by clustering the development on 20 acres in the southern portion of the 650-acre site and by remodeling and reducing the acreage of the existing golf course. The Project balances the need for educational retreat facilities and economic sustainability and growth in the County, with the need to protect the surrounding rural environment.
62. The Board finds that developments on the north, south, east, and west of the Project site, including those residences located relatively near the site's western border, are buffered from the site by rugged terrain and steep hillsides. The proposed buildings will not affect views from nearby residences because the development area is within the low-lying areas of the Project site. The Board further finds that the Project will not significantly impact views or natural terrain features associated with Encinal Canyon Road and Mulholland Highway because the Project will blend with the existing natural contours and topography in the surrounding area. The Project will also reflect the existing mountainous and rustic character of the area through simple form, function, and architectural character, and by screening buildings from Encinal Canyon Road and Mulholland Highway with landscaping. The Project will employ contour grading techniques to smoothly transition manufactured slopes into the natural contours of adjacent undisturbed areas.
63. The Board finds that the Project's numerous sustainability features will minimize the use of carbon-based fuels and their associated greenhouse gas emissions. The Project will also substantially reduce the Project's reliance on public utilities for water and electricity.
64. The Board finds that the Project will balance all grading on-site, thereby minimizing adverse impacts to the surrounding area's traffic and circulation system. The Project will also incorporate mitigation measures to ensure that all potential air quality and noise impacts caused by the Project, both short- and long-term, will be minimized.

65. The Board finds that the proposed grading and engineering for the Project will ensure public safety during Project construction and operation because:
(a) the proposed structures will not be located in areas characterized by unstable geologic conditions; and (b) the Project site is not located within any Alquist-Priolo Special Studies Zone. Under the County's General Plan ("General Plan"), the site is within a landslide area, but the Board finds that implementation of the recommendations in the Project's geotechnical report, and compliance with the County Building Code, will reduce slope stability impacts for the Project to a less than significant level.
66. The Board finds that the Project's conditions will require the implementation of water quality and flood control measures and water-related best management practices (BMPs), including erosion control and sediment control devices to reduce runoff and erosion. The Project will transform mostly disturbed portions of the property with enhanced native, drought-tolerant landscaping that will blend with the surrounding environment. The site is not located within the 100-year flood plain established by the Federal Emergency Management Agency or the County's 50-year capital flood zone.
67. The Board finds that the Project's conditions will require the Project to maximize fire safety. Project conditions will implement a fuel modification plan to minimize the risks of wildfires, establish buffer zones around the proposed structures, dictate the types of vegetation allowed within the buffer zones, and include requirements regarding the removal of brush and dead plant materials. Project conditions will also require removal of non-native plant species and the periodic maintenance of the buffer zones. All structures within the Project site will be located along paved, all-weather and accessible roads, to allow easier access by fire fighting vehicles.
68. The Board finds that the existing helipad, which has operated for years without complaint from neighboring property owners or public authorities, will be relocated to an area preferred by the Fire Department to improve firefighting capabilities for the Project site and the surrounding properties.
69. The Board finds that the Project will comply with County development standards, including development standards in Title 22 of the County Code (the "Zoning Ordinance") related to yards, walls, fences, parking and loading facilities, landscaping, and other development features. Project landscaping will be required to comply with the requirements of the County's drought-tolerant landscaping ordinances.
70. The Board finds that provision of overnight accommodations to guests at the site will minimize traffic impacts in the area.
71. The Board finds that 20 acres for the Project's structures is more than adequate to accommodate the Project and any yards, walls, fences, parking and loading facilities, landscaping, and other development features needed for the Project.

72. The Board finds that service of alcoholic beverages on-site has been allowed for over 20 years and has not triggered complaints from the neighbors or public authorities. Project conditions will limit consumption of alcoholic beverages on-site to guests of the retreat/meeting facility and to members of the public using the golf course or ancillary facilities. No schools, places of religious worship, or playgrounds are located within 600 feet of the property, and the site is separated from other uses on the north, south, east, and west by rugged terrain and steep hillsides. These buffers limit any off-site effect related to the consumption of alcoholic beverages on-site.
73. The Board finds that the allowance of alcohol sales at the Project site will not result in an undue concentration of similar premises because there are no other premises within 2,500 feet of the property that serve alcoholic beverages to the public. The closest premises that sell alcohol are located more than one mile from the site.
74. The Board finds that Project's conditions will require that all employees involved in the sale of alcoholic beverages participate in an alcohol and drug education program, and will limit the hours for the sale of alcohol to between 6:00 a.m. and 12:00 a.m., daily. Project conditions will also require the permittee's development and implementation of a designated driver program.
75. The Board finds that to ensure the continued compatibility of the Project with the surrounding land uses, it is necessary to limit the CUP pertaining to the sale of alcohol to 20 years.
76. The Board finds that a Parking Permit is required to allow the sharing of County Code-required parking over two parking lots, and that the permittee has met the Parking Permit burden of proof.
77. The Board finds that the Project will provide parking as required by the County Code, but that the demand for parking should be less than County Code requirements due to the nature of the permittee's proposed uses. Strict interpretation of the County Code would require a minimum number of parking spaces for each use on each lot even though the same people will likely be engaged in multiple uses at the site. The Board finds that, under these circumstances, shared parking over two parking lots is appropriate.
78. The Board finds that all parking will be on two parcels, both owned by the permittee, at on-site surface parking lots containing a total of 387 parking spaces, which are in excess of the 377 required by the County Code. The pedestrian, bicycle, and electric cart pathways throughout the Project area reduces the need for additional parking spaces. The Board finds the Project's proposed parking will have no effect on circulation or parking in the surrounding area.
79. The Board finds that shared parking will be used to provide parking for all uses at the Project site. When major events occur at the retreat/meeting facility, the

Project conditions will require the use of valet services to handle overflow parking, when necessary. The valet parking attendants will ensure the easy ingress and egress of employees, independent contractors, and visitors from the shared parking spaces. Tandem and compact parking spaces are not required.

80. The Board finds that the Project's conditions will require all operational and standard event parking to be provided on-site. Both development lots, Lot Nos. 5 and 6, are anticipated to be owned by the permittee and the Project's covenant, conditions, and restrictions are required to be recorded to ensure reciprocal access over these lots in the future.
81. The Board finds that the Project adequately addresses traffic concerns in the area by, among other things, implementing a shuttle system to provide access to the Project site from nearby airports and educational institutes. The Project's provision of various amenities reduces the need for on-site visitors to leave the Project site, thereby minimizing traffic on surrounding roads.
82. The Board finds that with the requested Parking Permit, the Project complies with Part 7 of Chapter 22.56 of the County Code. The Project will provide 387 spaces, including eight spaces for disabled persons, which is in excess of the 377 spaces required by the County Code. The Project is adequately conditioned to ensure continuous access to the proposed shared parking. The inter-connected nature of the Project's uses and their close proximity to one another allow dispersal of the parking spaces over two parcels. The Project is developed to encourage movement throughout the Project site without the use of combustion engine vehicles.
83. The Board finds that the FEIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Board reviewed and considered the FEIR, along with its associated MMRP, and the Findings of Fact, and finds that they reflect the independent judgment of the Board. The Findings of Fact are incorporated herein by this reference, as set forth in full.
84. The Board finds that the MMRP, prepared in conjunction with the FEIR, and consistent with the conclusions and recommendations of the FEIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
85. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The

custodian of such documents and materials shall be the Section Head of the Special Projects Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD CONCLUDES THAT:

- A. The proposed uses with the attached conditions will be consistent with the adopted 1986 LUP and the General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. Service of alcohol limited by the attached conditions: (1) will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within 600 feet of the Project site; (2) is sufficiently buffered from residential uses in the immediate vicinity to avoid any adverse effects to the area; (3) will not result in an undue concentration of facilities selling alcohol; (4) will not adversely affect the economic welfare of the surrounding area; and (5) will not cause blight nor diminish or impair property values in the area because the structures in which alcohol will be sold is consistent with the appearance of other proposed structures on the site.
- F. The permittee owns the premises where parking will be provided; provision of more than the required number of parking spaces on the two lots proposed will allow for adequate parking on-site for guests and employees of the Project; no conflicts will arise from the parking arrangements because there is a sufficient number of parking spaces to meet the Project's needs, and the Parking Permit will not result in traffic congestion or diversion of parking to parking facilities developed to serve surrounding properties.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Certifies that the FEIR for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR and that the FEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; and finds that on the basis

of the whole record that the significant adverse effects of the Project, as described in the FEIR, have been reduced to a level less than significant;

2. Certifies that the MMRP for the Project is adequately designed to ensure compliance with the mitigation measures during Project implementation;
3. Certifies that it adopted the FEIR, the Findings of Fact, and the MMRP at the conclusion of its public hearing; and
4. Approves Conditional Use Permit No. 2011-00122-(3) and Parking Permit No. 2011-00005-(3), subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NUMBER TR071735-(3)
CONDITIONAL USE PERMIT NUMBER 2011-00122-(3)
PARKING PERMIT NUMBER 2011-00005-(3)**

1. This grant authorizes the following (collectively, the "Project"):
 - (a) The development and operation of a sports-oriented educational retreat facility on a 650-acre project site containing a remodeled 18-hole golf course and 224,760 square feet of related structures, including educational meeting facilities with a cafeteria and lounge ("Conference Center"); 40 bungalow units constructed in 37 individual structures, a clubhouse with a restaurant/lounge, a fitness/wellness center, an outdoor pool with an associated shower/changing room, a warehouse, a cart storage building, a pro-shop with a computerized driving range, a maintenance building, and a security/information building;
 - (b) The continued sale of alcoholic beverages for on-site consumption;
 - (c) On-site accessory live entertainment in the clubhouse and Conference Center;
 - (d) On-site grading of 120,000 cubic yards of cut and 120,000 cubic yards of fill, which will be balanced on-site with no import or export of fill;
 - (e) The relocation of an existing helipad for emergency use by the Los Angeles County ("County") Fire Department ("Fire Department");
 - (f) The continued use of an existing caretaker's residence; and
 - (g) Shared parking for all of the Project's facilities, on two lots of the Project site. This grant shall replace conditional use permit No. 98-059-(3) upon the use of this grant.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the County Department of Regional Planning ("Regional Planning") an affidavit stating the permittee and/or owner is aware of and agrees to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 12, and 15. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 9, and 12 shall be effective immediately upon the date of final approval of this grant by the County.

4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to section 22.60.260 of the Los Angeles County Code ("County Code").
5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code section 2.170.010.

7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

9. This grant shall expire at the time that the vesting tentative map expires without recordation of a final map. At such time, entitlement to the use of the subject property under this grant shall be subject to the regulations in effect at the time such use is proposed. Recordation of a final map shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant, the conditions of Vesting Tentative Tract Map No. TR071735-(3), including the requirements of the County Subdivision Committee Reports which are attached hereto, and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$4,000, which deposit shall be placed in a performance fund, and shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for 20 annual inspections. Inspections shall be unannounced.
11. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required.
12. Within three days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination ("NOD") for this Project and its entitlements in compliance with section 21152 of the California Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$3,104.75 (\$3,029.75 for an environmental impact report plus \$75). No land use Project subject to this requirement is final, vested, or operative until the fee is paid.
13. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which is attached hereto and incorporated by this reference as if set forth fully herein.

14. Within 30 days of the date of final approval of this grant, the permittee shall record in the office of the Recorder a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the environmental impact report for this Project. Prior to recordation of the covenant and agreement, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures in the MMRP, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required, describing the status of the permittee's compliance with the required mitigation measures in the MMRP.
15. The permittee shall deposit an initial sum of **\$6,000** with Regional Planning within 30 days of the date of final approval of this grant to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
16. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety, so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
17. All development pursuant to this grant must be in full compliance with the County Fire Code to the satisfaction of the Fire Department.
18. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
19. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Code") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including in the approved Exhibit "A" or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
20. The permittee shall maintain the subject property in a neat and orderly fashion and shall maintain all areas of the subject property over which the permittee has control free of litter.
21. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the premises or that do not provide pertinent information about said premises. This condition does not preclude the on-site use of seasonal

decorations by the permittee. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

22. The subject property shall be developed and maintained in substantial conformance with the plans for the Project marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, four copies of a modified Exhibit "A" shall be submitted to Regional Planning prior to recordation of the final map for Vesting Tentative Tract Map No. TR071735-(3) ("Vesting Map"). The existing caretaker's residence on-site shall be depicted on a separate open space lot to be created on the final map to the satisfaction of Regional Planning.
23. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the permittee and the property owner(s) and the applicable fee for such revision.
24. Within 90 days of the final approval date of this grant, the permittee shall file an application with the Local Agency Formation Commission for the County of Los Angeles ("LAFCO") for an out-of-agency service agreement with the Ventura Regional Sanitation District for the on-site wastewater treatment facility, consistent with the requirements set forth in California Government Code section 56133.
25. This grant shall not be effective for any purpose unless and until the permittee obtains a coastal development permit from the County or the California Coastal Commission, whichever is applicable, authorizing development of the Project, and the permittee also records a final map for the Vesting Map.
26. No grading permit shall be issued, nor shall any grading on-site occur, prior to the dedication to and acceptance by the National Park Service or other public entity or agency acceptable to the Director of Regional Planning of the 450 acres of open space shown on the Vesting Map. Further, no grading permit shall be issued prior to the recordation of a final map unless the Director of Regional Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of the CUP and Parking Permit. Notwithstanding the foregoing, minor grading and demolition shall be allowed on the site prior to the above-described dedication and acceptance if the minor grading and demolition is required by the National Park Service or other public entity or agency accepting the open space as a condition of acceptance.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

27. Prior to issuance of any grading permit, the permittee shall submit a landscaping plan to the Director for review and approval and the permittee shall comply with the approved land use plan as required by mitigation measure 5.3-10 of the MMRP.
28. The permittee and/or owner of the subject site shall maintain an official affiliation with an accredited educational institute of higher learning such as, but not limited to, the University of Southern California, the University of California Los Angeles, and/or Pepperdine University, and shall submit an annual report to Regional Planning regarding the educational events and programs associated with the subject site to the satisfaction of the Director.
29. All new structures for the Project shall incorporate sustainable and green design features to the satisfaction of the Director, with the goal of achieving, at a minimum, LEED Platinum Certification (or its equivalent) for all structures intended for human occupancy.
30. No night lighting shall be permitted on the site except the parking lot and pathways, entrances to buildings open to the public, and the bungalow units, which may be illuminated for public safety during evening hours. The night lighting allowed on the site shall have a maximum of 0.2-foot candles on pavement, which is the minimum light intensity for safety in general parking areas. All light fixtures installed on paths of travel, such as walkways, stairs, and pathways shall be a maximum height of 18 inches from the finished grade. All night lighting shall be shielded and/or directed downward to minimize excessive on-site illumination and to avoid illumination of the surrounding properties.
31. Excluding outdoor events, all conferences and events that include accessory live entertainment shall be allowed to occur from 10:00 a.m. until 12:00 a.m., seven days a week.
32. All outdoor events that include accessory live entertainment occurring shall be allowed to occur from 10:00 a.m. to 10:00 p.m., seven days a week. All lighting for these events shall comply with Condition No. 30, and all amplified and live music at these events shall end by sunset.
33. Hours of operation for the clubhouse and associated dining and banquet facilities shall be from 6:00 a.m. until 10:00 p.m., for outdoor events, and 6:00 a.m. until 12:00 a.m., for indoor events and dining service, seven days a week. The permittee may extend the closing time of the clubhouse and/or institute building and associated dining and banquet facilities to 2:00 a.m. for special events, such as New Year's Eve. Service from the dining facilities for purposes of room service to the visitor-serving overnight accommodations shall be allowed 24 hours per day.

34. Scheduled events that occur simultaneously at the clubhouse and the Conference Center with an aggregate of over 500 attendees shall be required to obtain a temporary use permit under the Zoning Code and shall comply with all applicable provisions therein. In no event shall the aggregate number of attendees at scheduled events that occur simultaneously exceed 600 persons. Scheduled events that occur on an individual basis, excluding tournaments on the golf course, with over 200 attendees and where on-site lodging is not part of the event, shall be limited to 12 per year. For the individual events, the permittee shall keep a log indicating the date and time of such event(s) and noting the number of expected attendees. Said log shall be made available upon request for inspection by Regional Planning staff. The permittee shall provide adequate on-site parking on the lot holding or hosting any of these events or, if necessary, on the site's other developed lot.
35. Excluding tournaments on the golf course, scheduled events held exclusively outdoors such as, but not limited to, banquets and weddings, with over 320 attendees shall be limited to 12 per year and four per month. The permittee shall keep a log indicating the dates and time of such event(s) and note the number of expected attendees. Said log shall be made available upon request for inspection by Regional Planning staff.
36. The number of scheduled evening events occurring after 6:00 p.m. shall be limited to a maximum of 52 per year. The permittee shall keep a log indicating the date and time of such event(s). Said log shall be made available upon request for inspection by Regional Planning staff. The permittee shall provide adequate on-site parking on the lot holding or hosting any such event or, if necessary, on the site's other developed lot.
37. Prior to the issuance of the certificate of occupancy for the Conference Center, the permittee shall prepare and submit an event management plan detailing how the permittee will manage emergency evacuation, traffic, and parking for any event(s) occurring on-site where expected attendance would exceed 320 persons. Such event management plan shall be to the satisfaction of the Director in consultation with Public Works, the Fire Department, and the County Sheriff's Department. The permittee shall be allowed to submit to the Director revisions to the event management plan as needed.
38. All visitor-serving overnight accommodations shall be available for public use if not previously occupied by attendees of events at the Conference Center or by patrons of the golf course and associated facilities.
39. The permittee shall be required to comply with the following conditions regarding the bungalow units:
 - a. None of the individual rooms within a bungalow unit may be rented separately, although individual guests may pay his/her share of the rent. Further, none of the rooms within an individual bungalow unit shall be

allowed to be keyed independently of the main access door to that bungalow unit; however, each room within an individual bungalow unit may be able to be locked from the inside.

- b. The bungalows' on-site manager shall have duplicate keys for the bungalows and all one-sided internal locking devices for the bungalows shall be available at all times for emergency service personnel.
 - c. The bungalows shall not be rented to more than the number of occupants indicated on the registry card completed at registration by the respective bungalow guests.
 - d. The bungalow units cannot be rented by the hour and the maximum stay for any bungalow unit shall be 29 consecutive days. The permittee shall keep a log indicating the name of all bungalow guests and their respective lengths of stay. Said log shall be made available upon request for inspection by Regional Planning staff.
 - e. The bungalow units shall be occupied and rented on a temporary basis only, and shall not ever be occupied or rented so as to constitute a "Rental Unit" as described in of section 8.52.020 of the County Code.
 - f. At the time of registration, guests shall be required to present a driver's license or photo identification or other form of identification acceptable to the permittee.
 - g. The permittee shall maintain and keep current any required registration or business license with the County Treasurer and Tax Collector.
 - h. The permittee shall install a video camera(s) at the registration desk for the overnight accommodations. The footage shall be kept for at least a two-week period and shall be made available to law enforcement personnel if requested.
 - i. A copy of these conditions shall be kept in the permittee's management office and shall be made available to all enforcement personnel upon request.
40. Hours of operation for the swimming pool shall be between 6:00 a.m. and 10:00 p.m., seven days a week.
41. This grant shall allow for the continued operation and maintenance of the existing golf course and its appurtenant uses and structures subject to the following:
- a. The golf course hours of operation shall be from 6:00 a.m. to dusk, seven days a week.

- b. The golf course shall be maintained available for public use, and golf shall not be operated as a private golf club that is restricted to attendees of events at the subject property.
 - c. The permittee shall irrigate the golf course by using all practical water conservation measures, including using reclaimed water from the proposed on-site wastewater treatment plant if permitted by the Regional Water Quality Control Board ("Water Board"), using drip irrigation in appropriate areas, and using a "smart" irrigation system.
 - d. The operator of the golf course shall prepare and submit to the Director a Golf Course Maintenance Plan for the purpose of minimizing the impacts to the golf course's biological resources as a result of maintenance practices such as irrigation, fertilization, the use of pesticide and herbicide, and storm water drainage practices. This Plan shall be prepared in coordination with the County biologist within Regional Planning and approved by the Director.
 - e. Golf tournaments shall be conducted only when sponsored by charitable organizations, educational institutions, government entities, or corporations, where the tournament is not intended to have public spectators. The permittee shall not provide seating facilities, viewing galleries, or similar structures in the golf course for spectators.
 - f. This grant shall prohibit the playing of golf after dusk and shall require the daily closure of the golf course within one hour after dusk.
 - g. The permittee shall be prohibited from using self-illuminating advertising signage or any similar type of advertisement in the parking lot, clubhouse, or on any of the walls or fences enclosing the subject property.
 - h. The permittee shall maintain free of litter all areas of the premises under which the permittee has control.
42. The permittee's landscaping plan shall require the planting of only native, drought-tolerant species on the subject property.
43. To protect sensitive resources and riparian areas consistent with the requirements of any permits issued by the Water Board, the permittee shall take appropriate action to reduce the amount and rate of water runoff from the site and to protect water quality downstream.
44. The permittee shall comply with all applicable requirements of the County's applicable MS4 Permit issued by the Water Board.
45. Prior to the issuance of any grading permit, an approval letter from the Water Board shall be obtained on the permittee's use of an on-site wastewater treatment plant. In addition, the permittee shall provide evidence to the

satisfaction of the Director the following: (a) that a consultant, approved by Public Works, Division of Building and Safety ("Building and Safety") and the County Department of Health Services ("Health Services"), has been retained to review the Project's construction plans, ensure that the on-site wastewater treatment facility is sized to accommodate only the needs of the uses authorized by this grant, ensure that the facility will not be used for any purposes unrelated to this grant or for any off-site property owners, and to perform an inspection of the installation of the wastewater treatment facility; and (b) that a maintenance agreement or contract has been executed with a service company approved by Building and Safety and Health Services for the continued maintenance of the waste water treatment facility. The permittee shall maintain and keep such agreement or contract in effect at all times. In the event the agreement or contract lapses, the permittee shall cease operation of all uses on the site until a new contract or agreement with a new maintenance company acceptable to Building and Safety and Health Services is executed.

46. If the on-site wastewater treatment facility fails to meet the standards of the Water Board's water quality/discharge requirements at any time, the permittee shall immediately close and cease operation, cancelling all current and scheduled events and lodging of the Conference Center, bungalows, golf course and all support facilities including the pro-shop, clubhouse, kitchen, cafeteria, lounge, bathrooms, and shower buildings. The cessation of operations and closure of all of these structures and facilities shall remain in place until there is confirmation, to the satisfaction of Building and Safety and Health Services, that said system can again meet the Water Board's water quality/discharge requirements.
47. The permittee shall manage the golf course in accordance with the approved Exhibit "A," with the goal of protecting natural resources and minimizing hazards such as flood, fire, and erosion.
48. Green waste shall be appropriately recycled on the subject property to the maximum extent feasible.
49. The on-site relocated helipad shall be reserved for emergency use only by public agencies including, but not limited to, the Fire Department.
50. All project-related grading shall be balanced on-site with no export or import of materials, and such grading shall be limited to 120,000 cubic yards of cut and 120,000 cubic yard of fill.
51. To the maximum extent feasible, the permittee shall improve the hydrological connection through the golf course between the headwaters of Trancas Creek and the portion of Trancas Creek at the southern end of the site by daylighting currently culverted segments as depicted on the approved Exhibit "A." The daylighted segments shall become part of the golf course and set backs shall not be required for the golf course's development features from the Creek.

52. Where practical, the permittee shall use native grasses such as white yarrow, salt grass, and clustered field sedge as part of the landscape component of the fairway, and roughs for the golf course, in accordance with the approved landscape plan.
53. The permittee shall annually monitor the subject property for the reintroduction of invasive plant and animal species and remove such species in accordance with the Pest and Invasive Species Management Plan detailed in Mitigation Measure 5.3-11 in the MMRP.
54. The permittee shall perform pre-construction surveys for sensitive species, such as lichens, bryophytes, vascular plant floras, invertebrate insects, and mollusks, and if any such species is discovered by the surveys, the permittee shall comply with the requirements of the MMRP related to the involved species.
55. During renovation of the golf course and construction of the Project development facilities, the permittee shall hold and keep, whenever possible, sensitive native animal species found for later replacement to and throughout the restored and undeveloped part of the subject property. If determined necessary by the Director, mitigation lands or credits may need to be purchased to mitigate for: sensitive species that are found but cannot be held for relocation; sensitive species assumed to be present but whose habitat is lost; or for cumulative loss of habitat.
56. The permittee shall coordinate with surrounding property owners to remove all storage materials located on the southeast portion of the subject property.

PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT, ALCOHOL

57. This portion of this grant allowing continued sale of alcoholic beverages for on-site consumption shall terminate on April 30, 2034, or 20 years after recordation of the final map, whichever occurs later. Thereafter, entitlement to sell alcoholic beverages for on-site consumption shall be subject to the regulations then in effect. If the permittee intends to continue to sell alcoholic beverages for on-site consumption after such date, whether or not the permittee proposes any modifications to such sale at that time, the permittee shall file a new conditional use permit application for sale of alcoholic beverages for on-site consumption with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six months prior to the expiration date of this grant and shall be accompanied by the required fees. In the event that the permittee seeks to discontinue or otherwise change the sale of alcoholic beverages for on-site consumption, notice is hereby given that such sale may require additional or different permits and would be subject to the then-applicable regulations.
58. The conditions of this grant shall be retained on the clubhouse premises at all times and shall be immediately produced upon request of any member of the

County Sheriff's Department, zoning inspector, or Department of Alcoholic Beverage Control ("ABC") agent. The clubhouse manager and any employee involved in the sale or service of alcohol shall be knowledgeable of the conditions herein.

59. The permittee shall post a sign at the entrance to the on-site restaurant and bar in English and the predominant second language of the surrounding area displaying contact telephone numbers for the site's manager, Regional Planning Zoning Enforcement Section, and the closest County Sheriff's station to report any problems that may occur related to the operation of said establishment. The permittee shall implement a program to address and promptly resolve any such problems should they occur.
60. The permittee, and all of its managers and employees who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by ABC. All new employees that satisfy this criteria shall also be required to attend this program. The program attendee shall display a certificate or plaque in a publicly accessible area, such as the establishment's lobby, indicating that he/she has participated in this program. Proof of completion of the training program by all employees and managers required to attend the program shall be available upon request.
61. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including on any windows, walls, fences or similar structures.
62. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
63. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.
64. This grant authorizes the sale of alcoholic beverages seven days a week from 6:00 a.m. to 12:00 a.m.
65. The sale of alcoholic beverages for consumption off the subject property is prohibited.
66. The permittee shall develop and implement a designated driver program (i.e., a program offering free soft drinks or coffee to the designated driver of a group staying at or visiting the site). The permittee shall obtain approval of the program from the Director prior to obtaining a certificate of occupancy for the clubhouse and Conference Center. A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the restaurant's menu.

67. All servers of alcoholic beverages must be at least 18 years of age.
68. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions.

PERMIT SPECIFIC CONDITIONS – PARKING PERMIT

69. The permittee shall not reduce the number of parking spaces on-site below the number shown on the approved Exhibit "A."
70. The permittee shall maintain reciprocal access between the two developer lots to allow for the continued use of the site's shared parking facility in accordance with the recorded conditions, covenants, and restrictions or relevant access easement.
71. In the event that the permittee or property owner is unable to comply with the provisions of the Parking Permit, the use for which the Parking Permit has been granted shall be terminated, reduced, or removed unless some other alternative method to provide the required parking is approved by the Director.

Attachments:

- Mitigation Monitoring and Reporting Program (Pages 1–50)
- Subdivision Committee Reports (Pages 1–22)

**MITIGATION MONITORING AND REPORTING PROGRAM
THE MALIBU INSTITUTE**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.1-1	Aesthetics	Building materials compatible in color tone and/or texture with the surrounding natural terrain shall be employed on the exteriors of all structures and retaining walls, with the exception of solar panels to be installed above the parking lot shade structures.	Submit building material color and/or texture for review and approval	Prior to issuance of applicable building permit(s)	Architect, Landscape Architect	County of Los Angeles Department of Regional Planning
5.1-2	Aesthetics	Aesthetically compatible native landscaping shall be provided along the Project entrance (Clubhouse Drive) to screen vehicle lights within onsite parking and driveway areas from Encinal Canyon Road.	Prepare and submit Landscaping Plan for review and approval	Prior to issuance of building permit	Applicant, Landscape Architect	County of Los Angeles Department of Regional Planning
5.1-3	Aesthetics	The applicant's detailed landscape plan shall be designed to provide aesthetically compatible accenting to and/or visual screening of the Project's hardscape features and walls, as viewed from the identified public viewpoints. With the exception of the golf course greens and turf, the majority of the landscaping shall use native species of plants, shrubs and grasses. Prior to the issuance of building permits, the landscaping plan shall be reviewed and approved by the County of Los Angeles Department of Regional Planning and Fire Department, and shall address the following: <ul style="list-style-type: none"> Landscaping shall be provided in a manner consistent with fire safety needs, to help conceal 	Prepare and submit Landscaping Plan for review and approval	Prior to issuance of building permit	Applicant, Landscape Architect	County of Los Angeles Department of Regional Planning Los Angeles County Fire Department – Fuel Modification Unit.

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>visible linear elements and hard edge surface effects resulting from site grading, the use of retaining walls, and the construction of new buildings.</p> <ul style="list-style-type: none"> Street trees and median trees, compatible with the adjacent undeveloped areas, shall be planted along Clubhouse Drive, and at the main entrance adjacent to Encinal Canyon Road. Appropriate landscaping, including trees and vegetated walls, shall be planted to minimize views of retaining walls. Project landscaping shall consist of native fire retardant species included on the Los Angeles County Fire Department Fuel Modification Plan Guidelines, located to partially screen views of the structural components of the Project from public viewpoint areas as identified above under the subheading Existing Views from Scenic Highways and Trails. Landscaping shall be compatible with the character of the surroundings and architectural style of the structures. 				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.2-1	Air Quality	<p>The applicant shall prepare a Construction Management Plan to comply with SCAQMD established minimum requirements for construction activities to reduce fugitive dust emissions. The Plan shall include the following dust control measures:</p> <ul style="list-style-type: none"> The simultaneous mass grading disturbance area shall be limited to 10 acres per day. Application of soil stabilizers to inactive areas according to manufacturers specifications (previously graded areas inactive for ten days or more); Preparation of a high wind dust control plan, implementation of plan elements, and termination of soil disturbance when winds gusts exceed 25 mph; Stabilization of previously disturbed areas if subsequent construction is delayed; Covering all stockpiles with tarps if left unattended for more than 48 hours; All trucks hauling dirt, sand, soil or other loose materials are to be covered; Appoint a construction relations officer to act as community 	<p>A. Prepare and submit Construction Management Plan for review and approval</p> <p>B. Maintain a log demonstrating compliance</p>	<p>Prior to issuance of grading permit</p> <p>During construction</p>	<p>Applicant, Grading Contractor</p> <p>Applicant, Grading Contractor</p>	<p>County of Los Angeles Department of Regional Planning SCAQMD</p> <p>County of Los Angeles Department of Regional Planning SCAQMD</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.2-2	Air Quality	<p>liaison concerning on-site construction activity including resolution of issues related to PM-10 generation.</p> <ul style="list-style-type: none"> • Portions of the site that are undergoing surface earth moving operations shall be watered. • Exposed surfaces and haul roads will be watered three times/day. • Vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. • Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil. • Construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned after each workday. The maximum vehicle speed on unpaved roads shall be 15 mph. • Grading operations shall be suspended during any first stage ozone episodes. 	<p>A. Maintain a log demonstrating compliance</p> <p>B. Site inspection</p>	During construction	Applicant, Grading Contractor	County of Los Angeles Department of Regional Planning SCAQMD County of Los
		<p>Non-particulate construction activity emissions are not predicted to exceed SCAQMD CEQA thresholds. Nonetheless, the following control</p>				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>measures shall be implemented:</p> <ul style="list-style-type: none"> Construction parking shall be configured to minimize the potential for traffic interference and vehicle idling. Any construction equipment using direct internal combustion engines shall use a diesel fuel with a maximum of 0.05 percent sulfur and a four-degree retard. Equipment and vehicle engines shall be maintained in good condition and in proper tune, according to manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions. Tier 3 rated engines shall be used for all equipment during site grading, if available. Equipment whose engines are equipped with diesel oxidation catalysts shall be utilized, if available. <p>Construction operations affecting off-site roadways shall minimize obstruction of through-traffic lanes and shall be limited to off-peak hours, as permitted. Truck deliveries occurring during construction shall be consolidated to the extent feasible.</p>	as needed	construction	Grading Contractor	Angeles Department of Regional Planning SCAQMD

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.2-3	Air Quality	<ul style="list-style-type: none"> Idling trucks or heavy equipment shall turn off their engines if the expected duration of idling exceeds five (5) minutes as required by law. On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters if feasible. All building construction shall comply with energy use guidelines in Title 24 of the California Code of Regulations. Construction equipment operations shall be suspended during any first stage smog alert. Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings. 	<p>A. Install gas lines for any hearths</p> <p>B. Prohibit wood burning in hearths and provide notification of this policy to guests. Maintain a log</p>	<p>Prior to certificate of building occupancy</p>	<p>Applicant, Architect</p>	<p>County of Los Angeles Department of Regional Planning</p> <p>County of Los Angeles Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-1	Biological Resources	Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the LACDRP and CDFW. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g. avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc) are prepared, and shall make these monitoring reports available to LACDRP and CDFW at their request.	<p>A. Provide proof of retainer of biological monitor demonstrating compliance.</p> <p>B. Have the monitoring reports available for review upon request</p>	Prior to issuance of grading permit	Applicant	County of Los Angeles Department of Regional Planning
5.3-2	Biological Resources	To compensate for the loss of the locally sensitive Plummer's mariposa lily,	A. Prepare and submit	Prior to issuance of	Applicant / biological	County of Los Angeles Department

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-2	Biological Resources	<p>Plummer's mariposa lilies shall be replaced at a minimum 2:1 ratio within suitable habitats on the Project site in an area to be preserved as permanent open space. A Plummer's Mariposa Lily Mitigation and Monitoring Plan that provides for the replacement of the Plummer's mariposa lilies impacted by project construction shall be developed by a qualified biologist and approved by LACDRP prior to issuance of the grading permit for the Project. The Plan shall specify the following:</p> <ul style="list-style-type: none"> • a summary of impacts; • the location of the mitigation site; • methods for harvesting seeds or salvaging and transplantation of individual bulbs to be impacted; • measures for propagating plants or transferring living bulbs from the salvage site to the mitigation site; • site preparation procedures for the mitigation site; • a schedule and action plan to maintain and monitor the mitigation area; • criteria and performance standards by which to measure the success of the mitigation. 	<p>Plummer's Mariposa Lily Mitigation and Monitoring Plan</p> <p>B. Implement Plummer's Mariposa Lily Mitigation and Monitoring Plan</p> <p>C. Prepare Annual and Final Monitoring Reports</p>	<p>grading permit</p> <p>Beginning prior to the initiation of construction activities and continuing for five years subsequent to occupancy</p> <p>Every March for five years following project occupancy or until all performance standards have been met, whichever period is longer</p>	<p>consultant</p> <p>Applicant / biological consultant</p>	<p>of Regional Planning</p> <p>County of Los Angeles Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>including replacement of impacted lilies at a minimum 2:1 ratio;</p> <ul style="list-style-type: none"> measures to exclude unauthorized entry into the mitigation areas; and contingency measures such as replanting or weeding in the event that mitigation efforts are not successful. The performance standards for the Plummer's Mariposa Lily Mitigation and Monitoring Plan shall be at a minimum the following: <ul style="list-style-type: none"> Within five years after introducing the Plummer's mariposa lily to the mitigation site, the number of established, reproductive plants shall be no less than 2x the number of those lost to project construction, and; Non-native species relative cover shall be no more than 5% through the term of the restoration. 				

The mitigation project shall be initiated prior to development of the Project, and shall be implemented over a five-year

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-3	Biological Resources	<p>period following occupancy of until performance standards are met, whichever period is longer. The mitigation project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the Plan, as necessary, to achieve desired outcomes and meet performance standards. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to LACDRP. Five years after the start of the mitigation project, a final report shall be submitted to LACDRP, which shall at a minimum discuss the implementation, monitoring and management of the mitigation project over the five-year period, and indicate whether the mitigation project has, in part, or in whole, been successful based on established performance standards. The annual reports and the final report shall include as-built plans submitted as an appendix to the report. The mitigation project shall be extended if performance standards have not been met to the satisfaction of LACDRP at the end of the five-year period.</p>	A. Conduct weekly pre-construction	Prior to issuance of grading permit,	Applicant / biological consultant	County of Los Angeles Department of Regional Planning

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-3	Biological Resources	<p>vegetation disturbing activities, including but not limited to grading, pond maintenance, and landscaping activities in native chaparral, coastal sage scrub, riparian, or aquatic habitats, as well as in landscaped areas, a qualified biologist shall conduct weekly pre-construction surveys for special-status wildlife species beginning no more than three (3) days prior to the commencement of disturbance. The pre-disturbance surveys shall incorporate methods to detect the special-status wildlife species that could potentially occur at the site. To the extent feasible, special-status species shall be avoided. If avoidance is not feasible, the species shall be captured and transferred to an appropriate habitat and location where they would not be harmed by project activities. Two-striped garter snakes shall be relocated to permanent aquatic habitats that are downstream and as close as feasible to the Project site.</p>	<p>surveys</p> <p>B. Prepare letter report to LACDRP, CDFW, and USFWS, if applicable, on special-status species avoidance measures</p>	<p>ongoing searches thereafter</p> <p>Prior to issuance of grading permit, ongoing searches thereafter</p>	<p>Applicant / biological consultant</p>	<p>County of Los Angeles Department of Regional Planning</p> <p>California Department of Fish and Wildlife</p> <p>United States Fish and Wildlife Service</p>
5.3-4	Biological Resources	<p>Pre-construction Surveys for <u>Shoulderband Snails</u></p> <p>Prior to construction of the Project, a qualified biologist shall conduct a habitat assessment to locate all suitable chaparral, coastal sage scrub, and coastal scrub habitats within and directly</p>	<p>A. Conduct habitat assessment by qualified biologist</p>	<p>Prior to the issuance of a grading permit. To be repeated at two-year intervals until construction is complete.</p>	<p>Applicant / biological consultant</p>	<p>County of Los Angeles Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>adjacent to the limits of disturbance that may potentially support the Trask shoulderband snail (<i>Helminthoglypta traskii traskii</i>). Prior to ground or vegetation disturbing activities, a terrestrial snail specialist shall conduct surveys in suitable habitats for the Trask shoulderband snail.</p> <p>The surveys shall be conducted in the winter to maximize the potential for detecting live snails. The project area shall be subject to a minimum of five (5) visual surveys, preferably spaced one (1) week apart, although surveys spaced more frequently may be acceptable in order to take advantage of wet weather. Surveys may be conducted during periods of rain, dense fogs, or heavy dews, but shall not be conducted during dry weather conditions.</p> <p>Each survey shall involve a general search for key features and likely places for snails followed by more intensive searching of areas with key habitat features. Surveys shall focus on careful examination of soil, leaf litter, downed wood, debris piles, beneath rocks and vegetation, and the undersides of branches and leaves. The U.S. Fish and Wildlife Marro shoulderband snail</p>	<p>B. Conduct survey of suitable habitat by terrestrial snail specialist for Trask shoulderband snail</p> <p>C. Prepare and submit report to LACDRP</p>	<p>Prior to the issuance of a grading permit. To be repeated at two-year intervals until construction is complete.</p>	<p>Applicant / biological consultant</p>	<p>County of Los Angeles Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>(Helminthoglypta walkeri) Protocol Survey Guidelines (June 2003) may be referred to for additional guidance on surveying for Helminthoglypta snails.</p> <p>If Trask shoulderband snails are found, they shall be moved to suitable habitat on the Malibu Institute property, such that the snails would not be subject to direct or indirect harm by the project, and would not migrate back into the project area. Handling time shall be minimized and attractants shall not be used, so as to avoid inadvertently attracting vandals or predators of the snail.</p> <p>The survey shall be valid for two years. Following the two-year period, surveys shall be required prior to new ground or vegetation disturbance in suitable habitat.</p> <p>Prior to the issuance of a grading permit, the surveying biologist shall provide a report to LACDRP covering the survey methods and results, including maps, photographs, and field notes documenting the area surveyed and any Trask shoulderband snails that were identified and relocated.</p>				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-5	Biological Resources	<p><u>Capture, Management, and Release of Western Pond Turtles</u></p> <p>A Western Pond Turtle Mitigation and Monitoring Plan for the avoidance of impacts to the western pond turtle shall be prepared by a qualified biologist and approved by LACDRP and the CDFW prior to issuance of the grading permit for the Project. The Plan shall involve the capture of all western pond turtles at the Project site, the temporary containment and maintenance of the captured turtles at a suitable on-site or off-site location, and the release of the turtles back to the ponds at an appropriate time when the ponds would provide suitable habitat and the turtles would no longer be threatened by Project activities. The Plan shall at a minimum specify the following:</p> <ul style="list-style-type: none"> • timing and methods of capture and removal of the turtles, and turtle eggs if applicable, from the golf course ponds and elsewhere within the Project limits; • site conditions necessary for the release of the turtles back to the ponds; • methods for release to the ponds; • monitoring program to document the status and condition of the 	<p>A. Prepare and submit a Western Pond Turtle Mitigation and Monitoring Plan</p> <p>B. Prepare and submit annual and final monitoring reports</p>	<p>Prior to issuance of grading permit</p> <p>Annually, beginning one year subsequent to initiation of construction until five years after construction or until performance standards have been met, whichever period is longer</p>	<p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Regional Planning California Department of Fish and Wildlife</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>turtle population following the release of the turtles back into the ponds;</p> <ul style="list-style-type: none"> • a schedule and action plan for monitoring and reporting on the status of the turtle mitigation project; • criteria and performance standards by which to measure success; and, • contingency measures in the event that the mitigation effort is not successful. <p>Alternatively, if feasible, the temporary containment of all or part of the turtle population at the golf course ponds may be avoided if it can be demonstrated that the timing and duration of the period that the ponds would be unsuitable for the species (i.e., lacking water, cover, or food supply) coincides with the seasonal periods that the turtles would move to upland habitats and if the safe dispersal of the turtles between the ponds and the native habitats in the surrounding area could be ensured throughout Project construction. In this case, the Plan shall also specify the timing and duration of the period that the ponds would be unsuitable and methods and monitoring activities to ensure that both direct impacts to individuals and the population</p>				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-6	Biological Resources	<p>of turtles at the Project site would be avoided.</p> <p>Annual reports discussing the implementation, monitoring, and management of the western pond turtle mitigation project shall be submitted to LACDRP and the CDFW. The fifth annual report shall discuss the implementation, monitoring and management of the mitigation project and indicate whether the mitigation project has, in part, or in whole, been successful based on established performance standards. If performance standards have been satisfied, the mitigation shall be considered complete, and no further reporting shall be required. If performance standards have not been met, mitigation efforts shall be extended, with the incorporation of contingency measures, as identified in the Western Pond Turtle MMP.</p> <p><u>Special-Status Roosting Bats</u></p> <p>To avoid the direct loss of bats that could result from removal of trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:</p>	<p>A. Conduct bat surveys</p> <p>B. Prepare and Present Letter</p>	<p>Prior to issuance of grading or demolition permit</p>	<p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Regional Planning California Department of Fish and Wildlife Los Angeles County Department of</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none"> To the extent feasible, tree removal, tree relocation, and demolition of vacant buildings and other suitable man-made structures shall be scheduled between October 1 and February 28, outside of the maternity roosting season. If trees must be removed during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than 7 days prior to disturbance to the tree or structure to more precisely determine the presence or absence of roosting bats. If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of 	<p>C. Seal vacant buildings if bat surveys determine that bats are absent, install and maintain exclusionary devices</p> <p>D. Monitor the removal of trees and buildings with significant roosting bat potential</p>	<p>Prior to demolition activities, and maintained during construction</p> <p>During construction and demolition</p>	<p>consultant</p> <p>Applicant / biological consultant</p>	<p>Regional Planning California Department of Fish and Wildlife</p> <p>Los Angeles County Department of Regional Planning California Department of Fish and Wildlife</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>year, it is preferable to push any tree down using heavy machinery rather than felling it with a chainsaw. In order to ensure the optimum warning for any roosting bats that may still be present, the tree shall be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree shall then be pushed to the ground slowly and shall remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.</p> <ul style="list-style-type: none"> • Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a 				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party	
5.3-7	Biological Resources	<p>hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.</p> <p>The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities.</p> <p><u>Bat Relocation</u> If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area, preferably on the Malibu Institute property. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.</p> <p>In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be</p>	<p>A. Design and locate artificial bat roosts, if needed</p> <p>B. Capture and transfer bats, if needed</p> <p>C. Prepare and submit annual monitoring reports to LACDRP and CDFW</p>	<p>Prior to issuance of grading and demolition permits</p> <p>Prior to issuance of grading and demolition permits</p> <p>Annually for five years following relocation or until performance standards are met, whichever</p>		<p>Applicant / biological consultant</p> <p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Regional Planning California Department of Fish and Wildlife</p> <p>Los Angeles County Department of Regional Planning California Department of Fish and Wildlife</p> <p>Los Angeles County Department of Regional Planning California Department of Fish and Wildlife</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-8	Biological Resources	<p>Annuals reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.</p> <p>A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.</p> <p>Nesting Bird Surveys Proposed project activities including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates shall occur outside of the avian breeding season which generally runs from February 1-August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from</p>	<p>A. Conduct weekly preconstruction bird or nest surveys</p> <p>B. Delay project activities within 300 or 500 ft. of nests or nesting habitat until August 31 or</p>	<p>From 30 - 3 days prior to disturbance to nesting habitat.</p> <p>During construction (February 1 through August 31)</p>	<p>Applicant / biological consultant</p> <p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Regional Planning</p> <p>California Department of Fish and Wildlife</p> <p>Los Angeles County Department of Regional Planning</p> <p>California Department of Fish and Wildlife</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>disturbances which cause abandonment of active nests. Depending on the avian species present a qualified biologist may determine that a change in the breeding season dates is warranted.</p> <p>If avoidance of the avian breeding season is not feasible, beginning thirty days prior to the initiation of construction activities, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed, including but not limited to site preparation, grading, construction, tree removal, landscaping removal, pond or detention basin maintenance, or building demolition and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the</p>	<p>until nests are vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting.</p> <p>C. Submit construction monitoring documentation</p>	<p>During construction (February 1 through August 31)</p>	<p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Fish and Wildlife California Department of Fish and Wildlife</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>qualified biologist could continue the surveys in order to locate any nests.</p> <p>If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate a buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide LACDRP the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he / she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habitation to them; and the</p>				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-9	Biological Resources	<p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain outside the demarcated buffer and that the flagging / stakes / fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to LACDRP during the grubbing and clearing of vegetation, and shall notify LACDRP immediately if project activities damage active avian nests.</p> <p>The following measures shall be implemented during the construction phase to avoid impacts to ESHAs and other sensitive habitats located adjacent to the Project limits of disturbance, as well as the flora and fauna associated with the ESHAs:</p>	<p>A. Demarcate the Project limits of disturbance</p> <p>B. Install and maintain exclusionary</p>	<p>Prior to issuance of grading permit and during construction</p> <p>Prior to issuance of grading permit</p>	<p>Applicant / biological consultant</p> <p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Regional Planning</p> <p>Los Angeles County Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>construction activities, the Applicant shall demarcate the Project limits of Prior to all ground disturbing and disturbance with sturdy exclusionary fencing to prevent encroachment of Project activities into native habitats adjacent to the Project limits of disturbance and to dissuade wildlife from entering the construction area. The fencing shall be marked with highly visible flagging and signed as a sensitive area. The LACDRP shall verify the fencing has been correctly installed prior to the start of ground disturbance or construction activities. The temporary fencing shall be routinely inspected and maintained in functional condition for the duration of Project construction.</p> <p>a) All construction and maintenance activities, except in an emergency, shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday.</p> <p>b) If construction lighting is required, then lighting shall be pointed away from native habitats and shall be pointed downward and shielded to the extent practicable.</p> <p>c) All on-site construction equipment shall have properly operating mufflers.</p>	<p>fencing</p> <p>C. Add flagging and signage to fencing</p> <p>D. Monitor ground disturbing and construction activities within 100 feet of sensitive native habitats</p> <p>E. Limit activities to designated hours</p> <p>F. Direct and shield construction lighting if required</p>	<p>and during construction</p> <p>Prior to issuance of grading permit and during construction</p> <p>During construction</p> <p>During construction</p>	<p>Applicant / biological consultant</p> <p>Applicant / biological consultant</p> <p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Regional Planning</p> <p>Los Angeles County Department of Regional Planning</p> <p>Los Angeles County Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-10	Biological Resources	<p>d) All pets shall be on a leash and shall not be allowed to enter native habitats at the Project site.</p> <p>e) All food-related trash shall be disposed of in closed containers.</p> <p>Invasive Plant Species and Landscaping, Bio-detection Basins, and Bio-swales.</p> <p>Prior to the issuance of a grading permit, a Landscaping Plan shall be reviewed and approved by LACDRP to ensure that only non-invasive ornamental plant species or appropriate native plant species are used in landscaping, bio-detection basins, and bio-swales in future development of the project site. The review shall include a comparison of proposed plants with the following lists of invasive plant species: the California Invasive Plant Inventory (California Invasive Plant Council 2006, 2007), the California Invasive Plant Council Watchlist (December 2011), the Federal Noxious Weed List (December 10, 2010), the California Department of Food and Agriculture Pest Ratings of Noxious Weed Species and Noxious Weed Seed (January 2010), the Significant Ecological Area Draft Design Manual list of "L.A. County Non-Native Species to Avoid in Landscaping."</p>	<p>A. Submit approved Landscaping Plan</p> <p>B. Adhere to approved landscaping plan</p>	Prior to issuance of grading permit	Applicant / biological consultant	Los Angeles County Department of Regional Planning

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>(December 2012), and the draft Santa Monica Mountains Local Coastal Program list of "Plants to Avoid in the Santa Monica Mountains."</p> <p>The Landscaping Plan shall include all plant species that would be planted as part of the proposed project, including but not limited to plant species that would be planted within bio-detention basins and bio-swales and the drought-tolerant grasses for the golf course. Species used in bio-detention basins and bio-swales shall be locally-indigenous natives. Drought-tolerant grasses for the golf course shall be non-invasive and shall not be capable of hybridizing with native grasses in the surrounding habitat. LACDRP shall conduct site inspections to ensure the appropriate plant materials have been planted and are maintained through the life of the project.</p>				
5.3-11	Biological Resources	<p>Pest and Invasive Species Management Plan</p> <p>A Pest and Invasive Species Management Plan shall be developed and implemented that emphasizes eradication and control of problem species within the development limits and fuel modification zones, including pests that interfere with the management</p>	<p>A. Prepare and submit Pest and Invasive Species Management Plan</p> <p>B. Implement Pest and Invasive Species Management</p>	<p>Prior to grading permit, then updated every ten years</p> <p>Beginning with commencement of ground disturbance and</p>	<p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Regional Planning</p> <p>Los Angeles County Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>goals of the Malibu Institute and invasive plant and animal species that could adversely affect the quality of native habitats at the Project site and in the surrounding area. If invasive species from the Project site spread to natural areas, control of invasive species shall extend to those areas as well. The Plan shall incorporate sustainable methods, avoid or minimize the use of chemical fertilizers, insecticides, herbicides, fungicides, and rodenticides, and ensure that toxic chemicals or excessive nutrient loads do not adversely affect native habitats and wildlife. Success criteria shall be tied to the control and eradication of problem species, and the lack of adverse effects of pest management practices and fertilizer use on sensitive species and habitats both at the Project site and in the surrounding area, including downstream from the Project site. The Plan shall allow for adaptation of management strategies, as necessary, and shall include periodic monitoring, reporting, and evaluation of progress. In broad terms, the Plan shall at a minimum include:</p> <ul style="list-style-type: none"> • Specific objectives; • Target species and problem areas; 	<p>Plan</p> <p>C. Prepare monitoring reports</p>	<p>continuing for life of project</p> <p>Biannually, beginning one year subsequent to commencement of ground disturbance for life of project</p>	<p>Applicant / biological consultant</p>	<p>Los Angeles County Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none"> • Prioritization of threats; • Success criteria; • Management strategies that would prevent the establishment of problem species; • Management strategies that would result in eradication and/or control of problem species; • Implementation plan; • Monitoring plan; and, • Contingency measures. <p>The Plan shall incorporate but shall not be limited to the following practices and conditions:</p> <ul style="list-style-type: none"> • Use of chemical fertilizers, insecticides, herbicides, and fungicides shall be avoided or minimized; • Pesticides and herbicides used within or near aquatic habitats shall be designated for use in aquatic habitats and shall be applied with techniques that avoid over-spraying and control application to avoid excessive concentrations. • Biological and organic controls shall be used to the maximum extent feasible; 				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<ul style="list-style-type: none"> • Water quality shall be monitored and water quality test results evaluated with respect to potential adverse effects on sensitive species and habitats; • Chemical pesticides and fertilizers shall be limited to the immediate vicinity of buildings and exotic landscape plantings; • Bt (<i>Bacillus thuringiensis kurtsaki</i>) or non-native predatory snails (i.e., decollate snails) shall not be used for pest control; • Rodent eradication efforts shall emphasize the use of traps and shall avoid chemical controls, unless otherwise directed by the Department of Health Services (DOHS); • Anticoagulant rodenticides shall not be used, as they are a risk to non-target species and have been identified as a factor in the deaths of large predators in the Santa Monica Mountains; and, • Application of non-anticoagulant rodenticides shall be limited to the vicinity of buildings, facilities, and developed areas and shall not extend to the landscaped areas on the golf course grounds. 				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5-3-12	Biological Resources	<p>The Plan shall be adhered to for the life of the Project and shall be updated every ten years. The Plan shall be prepared by qualified specialists in coordination with personnel responsible for pest and invasive species management at the Malibu Institute, and shall be approved by the Director of Planning prior to issuance of a grading permit for the Project. Implementation of the Plan shall begin with commencement of ground disturbance for the project. Biannual reports shall be prepared by a qualified specialists, which document methods, treatments, and monitoring, and evaluate the implementation of the Plan and whether success criteria have been met. The reports shall be submitted by December 31 to the Los Angeles County Director of Planning for review who will ensure the Plan has been fully implemented and that the success criteria have been met.</p>	<p>A. Prepare and submit a "Preliminary Delineation Report for waters of the U.S."</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>California Department of Fish and Wildlife United States Army Corps of Engineers Regional Water Quality Control</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-12	Biological Resources	<p>habitat. A Clean Water Act Section 404 permit shall be obtained from the USACE, and the Applicant shall comply with the permit conditions. A Streambed Alteration Agreement shall be entered into with the CDFW under Section 1602 of the California Fish and Game Code, and the Applicant shall comply with the associated conditions. A Clean Water Act Section 401 Water Quality Certification shall be obtained from the RWQCB, and the Applicant shall comply with the certification conditions. Mitigation for unavoidable impacts to USACE jurisdictional "waters of the U.S." and CDFW jurisdictional streambed and habitat shall be provided through implementation of the Habitat Mitigation and Monitoring Program, as required by MMS.3-13.</p>	<p>A. Prepare and submit a "Preliminary Delineation Report for waters of the U.S."</p> <p>B. Prepare and submit a Streambed Alteration Notification package to the CDFW</p> <p>C. Obtain Clean Water Act Section 404 permit from USACE</p> <p>D. Obtain Section 1602 Streambed Alteration Agreement from CDFW</p> <p>E. Obtain Clean Water Act Section 401 Water Quality Certification from RWQCB</p>	<p>Prior to issuance of grading permit</p> <p>Prior to issuance of grading permit</p> <p>Prior to grading permit</p> <p>Prior to grading permit</p>	<p>Applicant</p> <p>Applicant</p> <p>Applicant</p> <p>Applicant</p>	<p>Board</p> <p>California Department of Fish and Wildlife</p> <p>United States Army Corps of Engineers</p> <p>California Department of Fish and Wildlife</p> <p>Regional Water Quality Control Board</p>

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-13	Biological Resources	<p>The Project shall implement the requirements of the final approved Habitat Mitigation and Monitoring Program, which shall mitigate for permanent impacts to 0.032 acres of CDFW jurisdictional habitat, 0.002 acres of USACE wetland "waters of the United States", and 0.03 acres of USACE non-wetland "waters of the United States" at a 2:1 ratio. Due to the overlap of the jurisdictional areas that would be permanently impacted, a total of 0.032 acres consisting of 0.002 acres of wetland "waters of the United States"/CDFW jurisdictional habitat and 0.03 acres of non-wetland "waters of the United States"/C</p> <p>DFW jurisdictional habitat shall be mitigated.</p> <p>Also as part of the Habitat Mitigation and Monitoring Program, the Project shall mitigate for temporary impacts to 4.42 acres of CDFW jurisdictional habitat, 2.19 acres of USACE wetland "waters of the United States", 1.63 acres of USACE non-wetland "waters of the United States", and 4.10 acres of single-parameter wetlands at a 2:1 ratio. Due to the overlap of jurisdictional areas that would be temporarily impacted, a total of</p>	<p>A. Prepare and Submit Final Habitat Mitigation and Monitoring Program to LACDRP, ACOE, CDFW, and RWQCB</p> <p>B. Implement Final Approved Habitat Mitigation and Monitoring Program</p>	<p>Prior to grading permit</p> <p>To be implemented over a five-year period, and initiated prior to development of the Project if feasible, but shall not interfere with Project development or the planned eradication of invasive animals from aquatic habitats at the site.</p>	<p>Applicant</p>	<p>Los Angeles County Department of Regional Planning California Department of Fish and Wildlife United States Army Corps of Engineers Regional Water Quality Control Board</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>4.42 acres consisting of 0.32 acres of CDFW jurisdictional habitat, 0.28 acres of CDFW jurisdictional habitat/single-parameter wetlands, 2.19 acres of USACE wetland "waters of the United States"/CDFW jurisdictional habitat/single-parameter wetlands, and 1.63 of non-wetland "waters of the United States"/CDFW jurisdictional habitat/single-parameter wetlands shall be mitigated.</p> <p>The Habitat Mitigation and Monitoring Program shall mitigate for permanent and temporary impacts to jurisdictional areas by the on-site or off-site restoration of degraded in-kind wetland and riparian habitats, or by a contribution to an in-lieu fee program approved by the LACDRP, USACE, and the CDFW. Restoration should be implemented only where suitable conditions exist to support viable wetland and riparian habitat. If the mitigation will be performed off-site, to the extent feasible the restoration should be implemented within the Trancas Canyon Watershed. Also to the extent feasible, in-lieu fees shall be used for the restoration of in-kind wetland and riparian habitat within the Trancas Canyon Watershed.</p>	<p>C. Prepare and submit annual and final monitoring reports</p>	<p>Annual Reports shall be provided for a minimum of five years with the first report due within a year of the HMMMP initiation. The fifth annual report shall be the final report, unless success criteria have not been met to the satisfaction of the Director of Regional Planning, USACE, and the CDFW.</p>	<p>Applicant</p>	<p>Los Angeles County Department of Regional Planning California Department of Fish and Wildlife United States Army Corps of Engineers Regional Water Quality Control Board</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>The final Habitat Mitigation and Monitoring Program shall be developed by a qualified biologist, restoration ecologist or resource specialist and submitted to and approved by the LACDRP, USACE, RWQCB, and CDFW, in compliance with Clean Water Act Sections 401 and 404 and California Fish and Game Code 1602 and supporting regulations, prior to issuance of a grading permit for the Project. The Program shall be based on the USACE Final Mitigation Guidelines and Monitoring Requirements (April 19, 2004) and the Los Angeles District's Recommended Outline for Draft and Final Compensatory Mitigation and Monitoring Plans. In broad terms, this Program shall at a minimum include:</p> <ul style="list-style-type: none"> • Description of the project/impact and mitigation sites; • Specific objectives; • Success criteria; • Plant palette; • Implementation plan; • Maintenance activities; • Monitoring plan; and • Contingency measures. <p>Success criteria shall at a minimum be evaluated based on appropriate survival rates and percent cover of planted native</p>				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>species, as well as eradication and control of invasive plant and animal species within the restoration area.</p> <p>The target species and native plant palette, as well as the specific methods for evaluating whether the project has been successful at meeting the above-mentioned success criteria shall be determined by the qualified biologist, restoration ecologist or resource specialist and included in the mitigation program.</p> <p>To the extent possible, the mitigation project or in-lieu fee contribution shall be initiated prior to development of the Project. If the compensatory mitigation involves the restoration of on-site wetland and riparian habitats that were removed or disturbed by project grading or pond maintenance, the mitigation project shall be initiated as the earliest possible date, but shall not interfere with project development or the planned eradication of invasive animals from aquatic habitats at the site. The mitigation project shall be implemented over a five-year period and shall incorporate an iterative process of annual monitoring and evaluation of progress and allow for adjustments to the</p>				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.4-1	Cultural Resources	<p>program, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the LACDRP, USACE, and the CDFW. Five years after project start, a final report shall be submitted to the LACDRP, USACE, and CDFW, which shall at a minimum discuss the implementation, monitoring and management of the mitigation project over the five-year period, and indicate whether the mitigation project has, in part, or in whole, been successful based on established success criteria. The annual reports and the final report shall include as-built plans submitted as an appendix to the report. The project shall be extended if success criteria have not been met at the end of the five-year period to the satisfaction of the Director of Regional Planning, USACE, and the CDFW.</p>	Installation of protective fencing	Prior to issuance of grading permit for the golf course area	Applicant	County of Los Angeles Department of Regional Planning

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.4-2	Cultural Resources	A qualified archaeologist shall monitor all stripping and other earthmoving activities occurring within 100-feet of site CA-LAN-527 (within the existing fairway for Hole #18, approximately 100 feet from the green).	A. Field monitoring B. Maintain log demonstrating compliance	During stripping and earthmoving activities at this location	Applicant, Archaeological Monitor	County of Los Angeles Department of Regional Planning
5.4-3	Cultural Resources	In the event unknown archaeological resources are discovered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease until a qualified archaeologist or paleontologist monitor inspects the resources, identifies appropriate treatment and documents the resource as necessary. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System—South Central Coastal Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but	A. Field monitoring B. Maintain log demonstrating compliance	During stripping and earthmoving activities	Applicant, Archaeological Monitor	County of Los Angeles Department of Regional Planning

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>shall identify the person(s) thought to be the Most Likely Descendant of the deceased Native American, who shall have 48 hours from notification by the Native American Heritage Commission to inspect the site of the discovery of Native American remains and to recommend to the Applicant or landowner means for the treatment and disposition of the human remains and any associated grave goods. The Applicant or landowner shall reinter the remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance. In the event Native American remains are found, Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the remains.</p>	<p>as needed</p>	<p>construction</p>	<p>Construction Manager/ Qualified Archaeologist</p>	<p>Angeles Department of Regional Planning</p>
5.4.5	Cultural Resources	<p>A paleontological monitor, supervised by a qualified paleontologist, shall monitor all excavation activities within previously undisturbed sedimentary soils (Quaternary Alluvium) in the lower lying central-southern portion of the site. If fossils are found, the paleontological monitor shall be authorized to halt the ground-disturbing activities within 25 feet of the find in order to allow evaluation of the find and determination of appropriate treatment in accordance</p>	<p>A. Paleontological monitoring B. Maintain log demonstrating compliance</p>	<p>During excavation in the referenced areas</p>	<p>Applicant/ Construction Manager/ Qualified Paleontologist</p>	<p>County of Los Angeles Department of Regional Planning County of Los Angeles Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.7-1	Hazards/Hazardous Materials	<p>with Society of Vertebrate Paleontology guidelines for identification, evaluation, disclosure, avoidance or recovery, and curation, as appropriate. Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations. The paleontologist shall prepare a final report on the monitoring. If fossils are identified, the report shall contain an appropriate description of the fossils, treatment, and curation. A copy of the report shall be filed with the Applicant, County of Los Angeles Department of Regional Planning, and the Natural History Museum of Los Angeles, and shall accompany any curated fossils.</p>	<p>A. Submit documentation summarizing the results of any soil testing and verify whether applicable regulatory contaminant thresholds are met.</p>	<p>During grading and excavation</p>	<p>Applicant/ Construction Manager/ Qualified Professional</p>	<p>County of Los Angeles Fire Department South Coast Air Quality Management District California Department of Toxic Substances Control, as applicable County of Los Angeles Fire</p>
			<p>B. Evaluation, management.</p>	<p>Before grading and excavation</p>	<p>Applicant/ Construction</p>	

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.7-2	Hazards/Hazardous Materials	Prior to the commencement of demolition of the abandoned residence/hunting lodge building, appropriate biological samples shall be collected and analyzed to determine if conditions represent a biological hazard (e.g. hantavirus) due to large amounts of rat feces and urine. Prior to entering the building, appropriate personal protection equipment shall be worn by all personnel.	Collection and analysis of biological samples	Prior to issuance of demolition permit	Applicant	County of Los Angeles Department of Public Health
5.7-3	Hazards/Hazardous Materials	All hazardous materials within the Project site shall be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements.	Maintain log demonstrating compliance	During construction and operation	Applicant/ Construction Manager	County of Los Angeles Fire Department

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.7-4	Hazards/Hazardous Materials	Prior to any storage or usage of regulated hazardous materials on-site (including pool maintenance chemicals, fertilizers, herbicides, pesticides, insecticides, lubricants, etc.), the Applicant shall obtain approval from the Los Angeles County Fire Department for a Hazardous Materials Business Plan (HMBP) covering the use and storage of all regulated hazardous chemicals and materials to be used and/or stored onsite. Qualified environmental personnel or safety engineers shall develop and implement a business plan and a health and safety plan in order to ensure that compliance issues regarding the proper containment, usage, disposal and transportation practices are used, if required.	<p>A. Preparation and approval of a Hazardous Materials Business Plan</p> <p>B. Maintain log demonstrating compliance</p>	<p>Prior to issuance of grading permit</p> <p>During construction and operation</p>	<p>Applicant, Safety Engineer</p> <p>Applicant/ Construction Manager</p>	<p>County of Los Angeles Fire Department</p> <p>County of Los Angeles Fire Department</p>
5.7-5	Hazards/Hazardous Materials	Prior to occupancy, the payment of a Development Impact Mitigation Fee for the benefit of the Consolidated Fire Protection District would be required, for the purpose of supplementing funds for the acquisition, construction, improvement and equipping of facilities necessary to deliver fire protection services within the County. The fee shall be based on the applicable County of Los Angeles Developer Fee Program, last updated on November 26, 2013, to be effective February 1, 2014. The newly	Calculation and payment of Development Impact Mitigation Fee	Prior to issuance of certificate of occupancy	Applicant, Consolidated Fire Protection District of Los Angeles County	Consolidated Fire Protection District of Los Angeles County

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.8-1	Hydrology and Water Quality	adopted current Developer Fee for Area of Benefit 1, which includes the Project site, will provide for the collection of \$0.8990 per square foot for new floor area development. Administration and collection of the Developer Fee shall be the responsibility of the Consolidated Fire Protection District of Los Angeles County.	Preparation of Grading Plans	Prior to issuance of Grading Permit	Applicant, Grading Contractor	County of Los Angeles Department of Regional Planning
5.8-2	Hydrology and Water Quality	The Project shall remove all septic tanks throughout the Project site with the exception of the septic tank serving the caretaker's house in the northern portion of the Project site, and shall install an on-site wastewater treatment system with effluent meeting Title 22 standards for reuse as irrigation for the remodeled golf course.	A. Submit final plans that indicate where existing septic tanks are located, and which ones are to be removed B. Install onsite Wastewater Recycling System	Plan Check Prior to issuance of certificate of occupancy	Applicant Applicant, General Contractor	County of Los Angeles Department of Sanitation County of Los Angeles Department of Regional Planning
5.10-1	Noise	All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday	Limit construction and maintenance noise to designated hours, except for	During construction		

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.10-2	Noise	All on-site construction equipment shall be equipped with noise shielding and muffling devices. All equipment shall be properly maintained in accordance with manufacturers' specifications to assure that no additional noise, due to worn or improperly maintained parts is generated.	Use properly maintained noise shielded, muffled equipment and maintain documentation demonstrating compliance	During construction	Applicant, General Contractor	County of Los Angeles Department of Regional Planning
5.10-3	Noise	All construction staging areas shall be located at least 500 feet from the nearest homes at which point peak noise levels would have diminished by at least 20 dB from their near-source maximum levels.	Properly locate construction staging areas	During construction	Applicant, General Contractor	County of Los Angeles Department of Regional Planning
5.10-4	Noise	Use of outdoor amplified music, sounds, or public address systems shall cease by 10:00 p.m.	Provide employee education materials that describe this prohibition, provide such material to any vendor contracted to provide outdoor entertainment and maintain a log demonstrating compliance	During operations	Applicant	County of Los Angeles Department of Regional Planning

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.11.1-1	Public Services - Fire	The Project shall pay the fee required by the Consolidated Fire Protection District's Developer Fee Program for new residential and commercial construction to support fire stations and apparatus located within the City of Malibu that provide fire suppression and emergency services to the Project site, which is within Area of Benefit 1.	Pay fee required by the Consolidated Fire Protection District	Prior to issuance of building permit	Applicant	Consolidated Fire Protection District of Los Angeles County
5.11.1-2	Public Services - Fire	The Project shall comply with the applicable Uniform Fire Code (UFC) and LACFD ordinance requirements for development located in high fire danger areas regarding the following: building construction methods and materials; the ease of site access; the adequacy of water mains to maintain adequate fire-flow pressures and volumes; the location and numbers of fire hydrants; the use of indoor sprinklers and sensors; the re-vegetation of all manufactured slopes with fire retardant (native) landscaping; and brush clearance.	Comply with UFC and LACFD ordinances	Prior to issuance of building permit	Applicant	County of Los Angeles Fire Department
5.11.1-3	Public Services - Fire	The Applicant shall install and test, or bond for all required fire hydrants prior to recordation of the Final Map for the Project.	Install and test or bond for fire hydrants	Prior to issuance of building permit or recordation of Final Map, whichever occurs first	Applicant	County of Los Angeles Fire Department
5.11.1-4	Public Services - Fire	The Applicant shall obtain approval from LACFD of a final "Fuel Modification	Prepare and submit final Fuel	Prior to issuance of	Applicant	County of Los Angeles Fire

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.11.1-5	Public Services - Fire	Plan" for the Project prior to commencement of construction. The Applicant shall provide detailed site plan maps and facilities drawings of the completed facilities and areas for the Project to the LACFD, which clearly illustrate access routes, building recognition/identification numbers/names, addresses, building and parking structure floor plans, the locations of emergency exits, and any other pertinent information that would facilitate LACFD response.	Provide detailed site plan map and facilities drawings	Prior to issuance of building permit	Applicant	Department - Fuel Modification Unit County of Los Angeles Fire Department
5.11.1-6	Public Services - Fire	The Project shall comply with all applicable State Fire Marshall requirements for the installation of fire alarms, firewalls and dampers, and detector devices.	Comply with applicable State Fire Marshall and County of Los Angeles Fire Department requirements	Prior to issuance of building permit	Applicant	California Department of Forestry and Fire Protection (CAL FIRE) County of Los Angeles Fire Department
5.13-1	Traffic and Access	The Project shall be required to contribute to the cost of implementing intersection improvements for the U.S. 101 SB ramps/Kanan Road intersection as identified in the Agoura Village Specific Plan EIR as a mitigation measure. The planned improvements would implement widening the northbound approach to provide a third through-lane and restriping the southbound approach to provide an				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.14-1-1	Public Utilities - Water Supply	<p>The Project would contribute a total of 51 peak hour trips to this intersection, which would represent four percent of the 1,123 peak hour trips added to this intersection by the related projects. Therefore, the Project's fair share contribution to these intersection improvements would be four percent of the estimated \$169,000 cost, which would be \$6,760.00</p> <p>The applicant shall install a detector check valve with its own pressure reducing valve parallel to the existing water meter and Pressure Reducing Valve (PRV) on the Project site approved by the Department of Public Works in accordance with LVMWD standards in order to provide a fire flow on the Project site as required by the County of Los Angeles Fire Department. This development may require fire flows up to 3,000 gallons per minute at 20 pounds per square inch residual pressure for up to a three hour duration. A reduction in the required fire flow for this development can be determined based on the total square footage of the</p>	<p>Install detector check valve as required</p> <p>Submit plans for all required fire protection systems (fire hydrants, fire department connection, standpipes, fire sprinklers, etc) for review and approval</p>	<p>Prior to issuance of building permit</p> <p>Prior to issuance of building permit</p>	<p>Applicant</p> <p>Applicant</p>	<p>County of Los Angeles Fire Department</p> <p>County of Los Angeles Fire Department</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party	
5.14.3-1	Public Utilities - Solid Waste Disposal	<p>largest building, the type of constructions used, and if the building is equipped with an approved fire sprinkler system. The required fire flow cannot be reduced below 2,000 gallons per minutes at 20 pounds per square inch residual pressure for up to a two hour duration. All required public and private fire hydrants shall comply with the required fire flow.</p> <p>All required fire protection systems (fire hydrants, fire department connection, standpipes, fire sprinklers, etc) shall be reviewed and approved prior to building permit issuance.</p>	<p>The applicant shall implement a recycling program for the operational phase of the Project. The recycling program shall be monitored to ensure that the program advances along with technological advancements in waste management industry-wide. At a minimum the recycling program shall maintain existing levels of waste diversion with improvements in waste diversion over time that exceed existing levels and are in keeping with overall Countywide criteria. Some of the recycling criteria that shall be met or exceeded include:</p> <ul style="list-style-type: none"> All green waste generated onsite (e.g. tree trimmings, brush 	<p>Implement recycling program and maintain documentation demonstrating compliance</p>	<p>During operations</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>clearance, grass, etc.) shall be either chipped and reused for pathways or landscaping (e.g. wood chips), or shall be composted onsite for use within the Project;</p> <ul style="list-style-type: none"> Where trash receptacles are placed in common areas of the Project site for use by guests, clearly marked recyclable bins shall also be provided for beverage containers such as bottles and cans; Food waste shall be separated from other refuse and recyclable materials and composted onsite utilizing a worm bin to convert non-fatty food wastes into potting soil (called ermicompost) for onsite landscape maintenance use; Batteries, toner cartridges and other office tech equipment such as computer monitors, printers, and cell phones shall be recycled; Offices shall promote recycled paper usage that contains at least 30 percent recycled content and is Green Seal Certified; A Central Recycling Center (CRC) shall be located on-site in an area where all of recycled materials are to be stored until 				

Mitigation Monitoring and Reporting Program

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<p>transported to the processor, and will include roll-off containers for separation of various recycling commodities;</p> <ul style="list-style-type: none"> The Project shall provide an on-site baler for all cardboard and newspaper, equipment to crush glass items and cans, and compactors for all other waste to minimize volumes; The Project shall provide bulk dispensing systems throughout the property for toiletry items such as soaps and shampoos to minimize packaging; and The Project shall provide cloth towel rolls or hand dryers in common area restrooms instead of paper towels. 				

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) As previously requested, all lots shall have street frontage (Lots 1, 2, 3, 4 and 5) unless the Department of Regional Planning is prepared to recommend waiving such requirement to the Advisory Agency.
- (2) As previously requested, mitigate portions of the property with proposed improvement that are lying in and adjacent to the natural drainage courses and are subject to flood hazard. Please see attached Storm Drain and Hydrology review sheet (Comment 1) for comments and requirements.
- (3) As previously requested, an approved drainage concept, Standard Urban Stormwater Mitigation Plan (SUSMP), and Low Impact Development Plans (LID). Please see attached Storm Drain and Hydrology review sheet (Comments 2, 3, 4 and 5) for comments and requirements. The drainage concept, SUSMP and, LID shall be submitted directly to Public Works.
- (4) As previously requested, submit an engineering geology report. Please see attached Geologic and Soils Engineering review sheet (Comments 1, 3 and 5) for comments and requirements. The engineering report shall be submitted directly to Public Works.
- (5) As previously requested, submit a soil report. Please see attached Geologic and Soils Engineering review sheet (Comments 1, 2, 4 and 5) for comments and requirements. The soil report shall be submitted directly to Public Works.
- (6) As previously requested, obtain approval of a drainage concept, SUSMP, and LID from the Storm Drain and Hydrology Section. Please see attached Grading review sheet (Comment 2) for comments and requirements.
- (7) As previously requested, provide a grading exhibit. Please see attached Grading review sheet (Comment 3 and 5a) for comments and requirements.
- (8) As previously requested, all lots must have street frontage unless the Department of Regional Planning is prepared to waive such requirement to the Advisory Agency. Please see attached Road review sheet (Comment 1) for comments and requirements.

- (9) As previously requested, an approved traffic study. Please see attached Road review sheet (Comment 2) for comments and requirements. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required.
- (10) As previously requested, obtain approval from the Department of Public Health on the proposed decentralized sewer treatment system. The proposed system is not approved at this time. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (11) As previously requested, submit Environmental Impact Report to Department of Regional Planning for distribution to affected County agencies. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (12) A revised tentative map and a revised exhibit map are required to show the following additional items:
- a. Provide a cross section on Encinal Canyon Road by showing the existing and proposed right of way widths and improvements. Dedicate right of way 40 feet from centerline along the property frontage on Encinal Canyon Road. Ten (10) feet of additional right of way is required along the property frontage.
 - b. As previously requested, show a north arrow for the Vicinity Map on page T-1.
 - c. Please see attached Grading review sheet (Comment 1, 4 and 5) for comments and requirements.
 - d. Please see attached Road review sheet (Comment 3) for comments and requirements.
 - e. Please see attached Sewer review sheet (Comment 3) for comments and requirements.

HCW
JJC
Prepared by John Chin
T71735L-rev1.doc

Phone (626) 458-4918

Date 08/21/2012



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

TRACT MAP NO. 71735

TENTATIVE MAP DATED 07/26/2012
EXHIBIT MAP 07/26/2012

Approval and clearance of the tentative map is subjected to compliance with the following drainage comments:

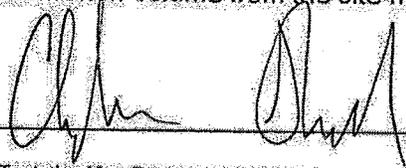
1. Mitigate portions of the property with proposed improvement that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
2. A Standard Urban Stormwater Mitigation Plan (SUSMP) (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:
 - Any restaurant facility that sells prepared foods and drinks for consumption;
 - Parking lot with 5,000 square feet or more of surface area or with 25 or more parking spaces;
 - Redevelopment projects (creation, addition, or replacement of 5,000 square feet of impervious surface area;
 - Location within or directly adjacent to or discharging directly to an environmentally sensitive area if the discharge is likely to impact a sensitive biological species or habitat and the development creates 2,500 square feet or more of impervious surface;
 - 100,000 or more square-feet of impervious surface in industrial/commercial development.
3. A Low Impact Development Plans (LID) (as part of the drainage concept) is required prior to the tentative approval of the map.
 - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
4. Prior to tentative map approval for drainage, submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

5. Comply with Interim Peak Flow Policy, adopted by the Regional Water Quality Control Board February 1, 2005. The Peak Flow Standard shall require that all post-development runoff from a 2-year, 24-hour storm shall not exceed the pre-development peak flow rate, burned, from a 2-year, 24-hour storm. The Peak Flow Standard shall also require that post-development runoff from the 50-year capital storm shall not exceed the pre-development peak flow rate, burned and bulked, from the 50-year capital storm

* Effective July 30, 1999 all development projects shall comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements. For information see SUSMP web page address: <http://888cleanla.com>. The first 0.75 inches of stormwater runoff volume from the site must be treated prior to discharge into stormwater conveyance system.

Reviewed by  Date 8/14/12 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Tentative Map Review (121707).doc

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP _____ 71735
SUBDIVIDER _____ Malibu Associates LLC
ENGINEER _____ RCE Consultants
GEOLOGIST _____
SOILS ENGINEER _____
TENTATIVE MAP DATED _____ 7/26/12 (Revision and Exhibit)
LOCATION _____ Malibu
REPORT DATE _____
REPORT DATE _____

The Regional Planning Commission, developer, and engineer are advised that:

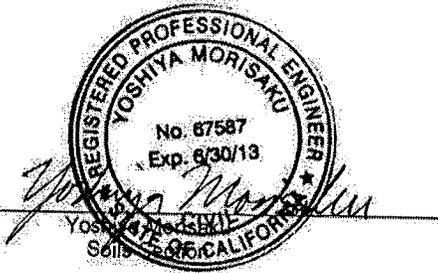
PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

As previously requested (Geologic and Soils Engineering Review Sheet dated 10/5/11):

1. Provide an engineering geology and soils engineering report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/manual.pdf>
2. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. Recommend mitigation as necessary.
3. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
4. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.
5. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>
71735, TM2 NA

Date 8/20/12

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

As previously requested,

1. A revised tentative map is required to show the following additional items:
 - a. Provide and dimension all slope set back as required per grading ordinance (J108) especially for the private driveway and fire lane on lot No. 1 (esp. on the southerly portion on Trancas Lake driveway at the tract boundary between lot Nos. 24 & 25).
 - b. Specify all proposed slope angle/ratio of all cut and fill slopes, show location of daylight line, and indicate proposed cut and fill slope areas on plans by shading.
 - c. Indicate maintenance responsibilities for all drainage devices. Clarify General Note No. 5 "drainage lines". Should they be drainage facilities?
 - d. Benches and interceptor drains maybe required for the uncertified fill area per grading code.
 - e. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data (esp. for the bulb located southerly of the clubhouse).
 - f. Clarify Encinal Canyon Road right-of-way dimension shown on the tentative map (T-2) and the proposed entry details (E/-).
 - g. Revise the General Note No. 3 on sheet T-2 to "Pad elevation may change +/- 3' when mass grading plans are submitted.
 - h. Indicate the Earthwork Quantities of 120,000 cubic yards will be balanced on site.

2. A revised exhibit map is required to show the following additional items:
 - a. Clearly callout all pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading. Provide cross-section details to clarify.
 - b. Provide and dimension all slope set back as required per grading ordinance (J108) especially for the private driveway and fire lane on lot No. 1 (esp. on the southerly portion on Trancas Lake driveway at the tract boundary between lot Nos. 24 & 25).
 - c. Specify all proposed slope angle/ratio of all cut and fill slopes, show location of daylight line, and indicate proposed cut and fill slope areas on plans by shading.
 - d. Indicate maintenance responsibilities for all drainage devices.
 - e. Benches and interceptor drains maybe required for the uncertified fill area per grading code
 - f. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data (esp. for the bulb located southerly of the clubhouse).
 - g. Add the General Note - "Pad elevation may change +/- 3' when mass grading plans are submitted.
 - h. Indicate the Earthwork Quantities of 120,000 cubic yards will be balanced on site.
3. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
4. Provide a grading exhibit to demonstrate compatibility of the proposed grading and driveway grades with the future construction and/or widening of Encinal Canyon Road to its ultimate width, including any sidewalk or parkway grading as necessary. Compatibility of proposed grading shall be demonstrated to the satisfaction of Public Works.

5. A breakdown of earthwork volumes should be shown on the map if phased grading is proposed. Earthwork quantities performed with each unit phase should be consistent with, and considered a fraction of, the overall proposed earthwork quantity for the entire tract. Construction staging or phased grading should also be addressed through the CEQA document associated with the project.

 Name Tony Hui Date 08/20/2012 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\TR 71735 rev 1.doc

TENTATIVE MAP DATED 07-26-2012
EXHIBIT MAP DATED 07-26-2012

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) All lots must have street frontage unless the Department of Regional Planning (DRP) is prepared to waive such requirement to the Advisory Agency. Submit evidence of DRP's concurrence that street frontage can be waived. If the request is not granted, the subdivider shall revise the tentative map to provide a private and future street (commensurate with public standards) to serve each lot.
- (2) As previously requested, an approved traffic study is required per the attached memoranda/letter dated 10-03-2011 prior to tentative map approval. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required. Based on the approved traffic study, a revised tentative map and/or conceptual striping plan may be required. For additional information, please contact Jeff Pletyak at (626) 300-4721 of our Traffic and Lighting Division.
- (3) A revised tentative map is required to show the following additional items:
 - a. As previously requested, show the required 20 feet minimum setback of the raised median nose beyond the right of way off Encinal Canyon Road.

 Prepared by Patricia Constanza
lr71735r-rev1.doc

Phone (626) 458-4921

Date 08-20-2012

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. The proposed decentralized sewer treatment system is not approved at this time. The use and installation of a private sewage treatment system must be approved by the Department of Public Health. Please call (626)430-5382 for additional information and requirements.
2. We recommend submitting Environmental Impact Report to Department of Regional Planning for distribution to affected county agencies.
3. A revised tentative map is required to show the following additional items:
 - a. If the existing structures are to remain, show locations of existing sewer laterals to the existing buildings. Sewer lateral to the existing building must be with the same lot as the building it serves; otherwise, it shall be relocated to the same lot.
 - b. Show how each lot is served by sewer.


Prepared by Tony Khalkhali
t71735s-rev1.doc

Phone (626) 458-4921

Date 08-20-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/1

TRACT NO. 71735 (Rev.)

TENTATIVE MAP DATED 07-26-2012
EXHIBIT "A" MAP DATED 07-26-2012

- * If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:


Prepared by John Chin
Tr71735L-rev1.doc

Phone (626) 458-4918

Date 08/21/2012

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
10. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
11. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
12. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
13. The first unit of this subdivision shall be filed as Tract No. 71735-01, the second unit, Tract No. 71735-02, and the last unit, Tract No. 71735.
14. The street frontage requirement for Lots #1, #2, #3, #4 and #5 needs to be waived by the Advisory Agency.
15. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
16. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 07-26-2012
EXHIBIT "A" MAP DATED 07-26-2012

17. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HCW
Prepared by John Chin
T:\71735L-rev1.doc

Phone (626) 458-4918

Date 08/21/2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 71735 (REV.)
CUP 2011-00122

Page 1/1

TENTATIVE MAP DATED 07-26-2012
EXHIBIT MAP DATED 07-26-2012

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 40 feet from centerline along the property frontage on Encinal Canyon Road. 10 feet of additional right of way is required along the property frontage.
2. Set back the raised median nose in the private driveway a minimum 20 feet beyond the right of way off Encinal Canyon Road to the satisfaction of Public Works.
3. The request to waive street frontage is subject to approval by the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
4. Comply with the mitigation measures identified in the attached memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza
t71735r-rev1

Phone (626) 458-4921

Date 08-20-2012

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Depict all line of sight easements on the landscaping and grading plans.
5. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
6. Submit landscape and irrigation plans for each lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
7. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.


Prepared by Tony Khalkhali
tr71735w-rev1.doc

Phone (626) 458-4921

Date 08-20-2012



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 71735 Map Date: July 26, 2012

C.U.P. Vicinity

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: The Fire Department does NOT recommend approval of this project as presently submitted. See additional sheet for specific holds and requirements.

By Inspector: Juan C. Padilla Date August 23, 2012

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No: TR 71735

Map Date: July 26, 2012

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is **3000** gallons per minute at 20 psi for a duration of **3** hours, over and above maximum daily domestic demand. **2** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install **TBD** public fire hydrant(s). Upgrade / Verify existing **1** public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Submit an original fire flow availability form, FORM 196, to our office for review prior to Tentative Map clearance. Additional fire hydrants will be required, location to be determined upon approved access. The required fire flow maybe reduced once information on the buildings square footage and the construction types is provided.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla

Date August 23, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

**LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE**

Subdivision No: TR 71735 Map Date: July 26, 2012

TENTATIVE MAP HOLDS

- 1 Provide a minimum unobstructed width of 26 feet, clear to the sky, Private Driveway and Fire Lane for the proposed Bungalow structures. Indicate compliance on the Tentative/Exhibit Map.
- 2 Provide a minimum unobstructed width of 28 feet, clear to the sky, Private Driveway and Fire Lane for the proposed Clubhouse and Pro Shop structures. Indicate compliance on the Tentative/Exhibit Map.
- 3 Approved Fire Department access shall be extended to within 150ft to all exterior walls of all structures. Indicate compliance on the Tentative/Exhibit Map for the following proposed structures: Malibu Institute, Clubhouse, and Pro Shop.
- 4 The access adjacent to the proposed Maintenance Building shall be labeled as Private Driveway and Fire Lane to comply with the 150 feet access to all exterior wall of the structure. Indicate compliance on the Tentative/Exhibit Map.
- 5 All proposed turnarounds, roundabouts, and turn with the approved fire apparatus access shall be designed to the Fire Department's specification. Provide dimensions of all turns on the Tentative/Exhibit Maps.
- 6 Some examples of the proposed Permeable Pavers as indicated on page S 27-A of the Exhibit Map are not acceptable by the Fire Department. Provide information or specification of the proposed pervious pavers for this development as indicated on the access cross sections for review and acceptance prior to the Tentative Map clearance. All Fire Department apparatus access shall provide an all weather access surface, pavers will be accepted if the weight capacity will support a live load of 75,000 pounds.
- 7 The phasing map shall be reviewed and accepted by the Fire Department prior to Tentative Map clearance.
- 8 Submit a fire flow availability form or a water availability study from the Las Virgenes Municipal Water Company for review prior to Tentative Map clearance. The required fire flow will be determined based on the total square footage of the largest proposed structure and construction type.

TENTATIVE MAP – CONDITIONS OF APPROVAL

- 1 The proposed new Helipad location has been approved by the Fire Department. Prior to construction and operation of the Helipad, contact the Fire Department's Air and Wildland Division at (818) 890-5780 for requirements and maintenance procedures.
- 2 Submit the construction plans for the proposed Solar Shade Structures within the parking lot to the Fire Department's Engineering Building Plan Check Unit for review and approval prior to installation.

By Inspector: Juan C. Padilla Date: August 23, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	71735	DRP Map Date: 07/26/2012	SCM Date: 08/30/2012	Report Date: 08/23/2012
Park Planning Area #	27A	MALIBU		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

Comments:

The proposed project is The Malibu Institute, an educational retreat on a 650-acre property currently operated as the Malibu Golf Club.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	71735	DRP Map Date:	07/26/2012	SMC Date:	08/30/2012	Report Date:	08/23/2012
Park Planning Area #	27A	MALIBU				Map Type:	REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

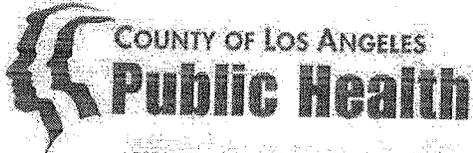
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.67	0.0030	0	0.00
M.F. < 5 Units	2.03	0.0030	0	0.00
M.F. >= 5 Units	1.81	0.0030	0	0.00
Mobile Units	1.47	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = 27A MALIBU

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$306,067	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$306,067	\$0



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5080 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Tract Map No. 071735

Vicinity: Malibu

Tentative Tract Map Date: July 26, 2012 (1st Revision)

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend approval of **Vesting Tentative Tract Map 071735** until the requirements listed on the attached reports have been addressed:

Prepared by: Ken Habaradas

Phone No: (626) 430-5382

Date: August 22, 2012